

8 AUG 2022

The form is received on _____
The Town Planning Board will formally acknowledge
the date of receipt of the application only upon receipt
of all the required information and documents.

Form No. S16-III
表格第 S16-III 號

**APPLICATION FOR PERMISSION
UNDER SECTION 16 OF
THE TOWN PLANNING ORDINANCE
(CAP.131)**

根據《城市規劃條例》(第131章)
第16條遞交的許可申請

**Applicable to Proposal Only Involving Temporary Use/Development of
Land and/or Building Not Exceeding 3 Years in Rural Areas or Renewal
of Permission for such Temporary Use or Development***

**適用於祇涉及位於鄉郊地區土地上及/或建築物內進行為期不超過三年
的臨時用途/發展或該等臨時用途/發展的許可續期的建議***

**Form No. S16-I should be used for other Temporary Use/Development of Land and/or Building (e.g. temporary use/developments in the Urban Area) and Renewal of Permission for such Temporary Use or Development.*

**其他土地上及/或建築物內的臨時用途/發展 (例如位於市區內的臨時用途或發展) 及有關該等臨時用途/發展的許可續期，應使用表格第 S16-I 號。*

Applicant who would like to publish the notice of application in local newspapers to meet one of the Town Planning Board's requirements of taking reasonable steps to obtain consent of or give notification to the current land owner, please refer to the following link regarding publishing the notice in the designated newspapers:
https://www.info.gov.hk/tpb/en/plan_application/apply.html

申請人如欲在本地報章刊登申請通知，以採取城市規劃委員會就取得現行土地擁有人的同意或通知現行土地擁有人所指定的其中一項合理步驟，請瀏覽以下網址有關在指定的報章刊登通知：
https://www.info.gov.hk/tpb/tc/plan_application/apply.html

General Note and Annotation for the Form

填寫表格的一般指引及註解

"Current land owner" means any person whose name is registered in the Land Registry as that of an owner of the land to which the application relates, as at 6 weeks before the application is made

「現行土地擁有人」指在提出申請前六星期，其姓名或名稱已在土地註冊處註冊為該申請所關乎的土地的擁有人的人

& Please attach documentary proof 請夾附證明文件

^ Please insert number where appropriate 請在適當地方註明編號

Please fill "NA" for inapplicable item 請在不適用的項目填寫「不適用」

Please use separate sheets if the space provided is insufficient 如所提供的空間不足，請另頁說明

Please insert a "✓" at the appropriate box 請在適當的方格內上加上「✓」號

2202020

2/8

By hand

Form No. S16-III 表格第 S16-III 號

For Official Use Only 請勿填寫此欄	Application No. 申請編號	A17C-KT-1857
	Date Received 收到日期	8 AUG 2022

- The completed form and supporting documents (if any) should be sent to the Secretary, Town Planning Board (the Board), 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.
申請人須把填妥的申請表格及其他支持申請的文件 (倘有), 送交香港北角渣華道 333 號北角政府合署 15 樓城市規劃委員會(下稱「委員會」)秘書收。
- Please read the "Guidance Notes" carefully before you fill in this form. The document can be downloaded from the Board's website at <http://www.info.gov.hk/tpb/>. It can also be obtained from the Secretariat of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong (Tel: 2231 4810 or 2231 4835), and the Planning Enquiry Counters of the Planning Department (Hotline: 2231 5000) (17/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong and 14/F, Sha Tin Government Offices, 1 Sheung Wo Che Road, Sha Tin, New Territories).
請先細閱《申請須知》的資料單張, 然後填寫此表格。該份文件可從委員會的網頁下載 (網址: <http://www.info.gov.hk/tpb/>)。亦可向委員會秘書處 (香港北角渣華道 333 號北角政府合署 15 樓 - 電話: 2231 4810 或 2231 4835) 及規劃署的規劃資料查詢處 (熱線: 2231 5000) (香港北角渣華道 333 號北角政府合署 17 樓及新界沙田上禾輦路 1 號沙田政府合署 14 樓) 索取。
- This form can be downloaded from the Board's website, and obtained from the Secretariat of the Board and the Planning Enquiry Counters of the Planning Department. The form should be typed or completed in block letters. The processing of the application may be refused if the required information or the required copies are incomplete.
此表格可從委員會的網頁下載, 亦可向委員會秘書處及規劃署的規劃資料查詢處索取。申請人須以打印方式或以正楷填寫表格。如果申請人所提交的資料或文件副本不齊全, 委員會可拒絕處理有關申請。

1. Name of Applicant 申請人姓名/名稱

(☐ Mr. 先生 / ☐ Mrs. 夫人 / ☐ Miss 小姐 / ☐ Ms. 女士 / ☒ Company 公司 / ☐ Organisation 機構)

宏力建材有限公司 POWER STEEL METAL COMPANY LIMITED

2. Name of Authorised Agent (if applicable) 獲授權代理人姓名/名稱 (如適用)

(☐ Mr. 先生 / ☐ Mrs. 夫人 / ☐ Miss 小姐 / ☐ Ms. 女士 / ☒ Company 公司 / ☐ Organisation 機構)

全堅土地行政師行(香港)有限公司 ALLGAIN LAND ADMINISTRATORS(HONG KONG) LIMITED

3. Application Site 申請地點

(a) Full address / location / demarcation district and lot number (if applicable) 詳細地址/地點/丈量約份及地段號碼 (如適用)	新界元朗錦田丈量約份第109約第1170號餘段 Lot 1170 RP in D.D. 109, Kam Tin, Yuen Long, N.T.
(b) Site area and/or gross floor area involved 涉及的地盤面積及/或總樓面面積	<input checked="" type="checkbox"/> Site area 地盤面積 1,640 sq.m 平方米 <input checked="" type="checkbox"/> About 約 <input checked="" type="checkbox"/> Gross floor area 總樓面面積 300 sq.m 平方米 <input checked="" type="checkbox"/> About 約
(c) Area of Government land included (if any) 所包括的政府土地面積 (倘有)	N/A sq.m 平方米 <input type="checkbox"/> About 約

(d) Name and number of the related statutory plan(s) 有關法定圖則的名稱及編號	錦田北分區計劃大綱核准圖編號 S/YL-KTN/9 APPROVED KAM TIN NORTH OUTLINE ZONING PLAN NO. S/YL-KTN/9
(e) Land use zone(s) involved 涉及的土地用途地帶	Agriculture 「農業」
(f) Current use(s) 現時用途	現時是空置的 (If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)

4. "Current Land Owner" of Application Site 申請地點的「現行土地擁有人」

The applicant 申請人 -

- ☐ is the sole "current land owner" (please proceed to Part 6 and attach documentary proof of ownership).
是唯一的「現行土地擁有人」 (請繼續填寫第 6 部分，並夾附業權證明文件)。
- ☐ is one of the "current land owners" (please attach documentary proof of ownership).
是其中一名「現行土地擁有人」 (請夾附業權證明文件)。
- ☒ is not a "current land owner".
並不是「現行土地擁有人」。

- ☐ The application site is entirely on Government land (please proceed to Part 6).
申請地點完全位於政府土地上 (請繼續填寫第 6 部分)。

5. Statement on Owner's Consent/Notification

就土地擁有人的同意/通知土地擁有人的陳述

- (a) According to the record(s) of the Land Registry as at (DD/MM/YYYY), this application involves a total of "current land owner(s)".
根據土地註冊處截至 年 月 日的記錄，這宗申請共牽涉 名「現行土地擁有人」。

(b) The applicant 申請人 -

- ☐ has obtained consent(s) of "current land owner(s)".
已取得 名「現行土地擁有人」的同意。

Details of consent of "current land owner(s)" obtained 取得「現行土地擁有人」同意的詳情		
No. of 'Current Land Owner(s)' 「現行土地擁有人」數目	Lot number/address of premises as shown in the record of the Land Registry where consent(s) has/have been obtained 根據土地註冊處記錄已獲得同意的地段號碼/處所地址	Date of consent obtained (DD/MM/YYYY) 取得同意的日期 (日/月/年)

(Please use separate sheets if the space of any box above is insufficient. 如上列任何方格的空間不足，請另頁說明)

- ☐ has notified "current land owner(s)"[#]
已通知 名「現行土地擁有人」[#]。

Details of the "current land owner(s)" [#] notified 已獲通知「現行土地擁有人」 [#] 的詳細資料		
No. of 'Current Land Owner(s)' 「現行土地擁有人」數目	Lot number/address of premises as shown in the record of the Land Registry where notification(s) has/have been given 根據土地註冊處記錄已發出通知的地段號碼／處所地址	Date of notification given (DD/MM/YYYY) 通知日期(日/月/年)

(Please use separate sheets if the space of any box above is insufficient. 如上列任何方格的空間不足，請另頁說明)

- ☒ has taken reasonable steps to obtain consent of or give notification to owner(s):
已採取合理步驟以取得土地擁有人的同意或向該人發給通知。詳情如下：

Reasonable Steps to Obtain Consent of Owner(s) 取得土地擁有人的同意所採取的合理步驟

- ☐ sent request for consent to the "current land owner(s)" on (DD/MM/YYYY)^{#&}
於 (日/月/年)向每一名「現行土地擁有人」[#]郵遞要求同意書[&]

Reasonable Steps to Give Notification to Owner(s) 向土地擁有人發出通知所採取的合理步驟

- ☐ published notices in local newspapers on (DD/MM/YYYY)[&]
於 (日/月/年)在指定報章就申請刊登一次通知[&]
- ☒ posted notice in a prominent position on or near application site/premises on (DD/MM/YYYY)[&]
於 01/08/2022 (日/月/年)在申請地點／申請處所或附近的顯明位置貼出關於該申請的通知[&]
- ☒ sent notice to relevant owners' corporation(s)/owners' committee(s)/mutual aid committee(s)/management office(s) or rural committee on 02/08/2022 (DD/MM/YYYY)[&]
於 (日/月/年)把通知寄往相關的業主立案法團/業主委員會/互助委員會或管理處，或有關的鄉事委員會[&]

Others 其他

- ☐ others (please specify)
其他（請指明）

Note: May insert more than one 「✓」.

Information should be provided on the basis of each and every lot (if applicable) and premises (if any) in respect of the application:

註：可在多於一個方格內加上「✓」號
申請人須就申請涉及的每一地段（倘適用）及處所（倘有）分別提供資料

6. Type(s) of Application 申請類別

(A) Temporary Use/Development of Land and/or Building Not Exceeding 3 Years in Rural Areas
 位於鄉郊地區土地上及/或建築物內進行為期不超過三年的臨時用途/發展
 (For Renewal of Permission for Temporary Use or Development in Rural Areas, please proceed to Part (B))
 (如屬位於鄉郊地區臨時用途/發展的規劃許可續期，請填寫(B)部分)

(a) Proposed
 use(s)/development
 擬議用途/發展

Temporary Place of Recreation, Sports or Culture (Hobby Farm)
 臨時康體文娛場所 (休閒農場)

(Please illustrate the details of the proposal on a layout plan) (請用平面圖說明擬議詳情)

(b) Effective period of
 permission applied for
 申請的許可有效期

☒ year(s) 年 3
☐ month(s) 個月

(c) Development Schedule 發展細節表

Proposed uncovered land area 擬議露天土地面積	1490	sq.m	<input checked="" type="checkbox"/> About 約
Proposed covered land area 擬議有上蓋土地面積	150	sq.m	<input checked="" type="checkbox"/> About 約
Proposed number of buildings/structures 擬議建築物/構築物數目	4		
Proposed domestic floor area 擬議住用樓面面積	0	sq.m	<input type="checkbox"/> About 約
Proposed non-domestic floor area 擬議非住用樓面面積	300	sq.m	<input checked="" type="checkbox"/> About 約
Proposed gross floor area 擬議總樓面面積	300	sq.m	<input checked="" type="checkbox"/> About 約

Proposed height and use(s) of different floors of buildings/structures (if applicable) 建築物/構築物的擬議高度及不同樓層的擬議用途 (如適用) (Please use separate sheets if the space below is insufficient) (如以下空間不足，請另頁說明)

構築物1：辦公室及接待處，2層高，每層約37.5平方米，總面積約75平方米，高度不多於7米。
 構築物2：更衣室及洗手間，2層高，每層約37.5平方米，總面積約75平方米，高度不多於7米。
 構築物3：農業教育室及會議室，2層高，每層約37.5平方米，總面積約75平方米，高度不多於7米。
 構築物4：儲物室，2層高，每層約37.5平方米，總面積約75平方米，高度不多於7米。

Proposed number of car parking spaces by types 不同種類停車位的擬議數目

Private Car Parking Spaces 私家車車位	1
Motorcycle Parking Spaces 電單車車位	0
Light Goods Vehicle Parking Spaces 輕型貨車泊車位	0
Medium Goods Vehicle Parking Spaces 中型貨車泊車位	0
Heavy Goods Vehicle Parking Spaces 重型貨車泊車位	0
Others (Please Specify) 其他 (請列明)	0

Proposed number of loading/unloading spaces 上落客貨車位的擬議數目

Taxi Spaces 的士車位	0
Coach Spaces 旅遊巴車位	0
Light Goods Vehicle Spaces 輕型貨車車位	0
Medium Goods Vehicle Spaces 中型貨車車位	0
Heavy Goods Vehicle Spaces 重型貨車車位	0
Others (Please Specify) 其他 (請列明)	0

Proposed operating hours 擬議營運時間			
營業時間為星期一至星期日早上9時至下午6時，包括公眾假期。			
(d) Any vehicular access to the site/subject building? 是否有車路通往地盤／有關建築物？	Yes 是	<input checked="" type="checkbox"/> There is an existing access. (please indicate the street name, where appropriate) 有一條現有車路。(請註明車路名稱(如適用)) 從治河路轉入	
	No 否	<input type="checkbox"/> There is a proposed access. (please illustrate on plan and specify the width) 有一條擬議車路。(請在圖則顯示，並註明車路的闊度) <input type="checkbox"/>	
(e) Impacts of Development Proposal 擬議發展計劃的影響 (If necessary, please use separate sheets to indicate the proposed measures to minimise possible adverse impacts or give justifications/reasons for not providing such measures. 如需要的話，請另頁註明可盡量減少可能出現不良影響的措施，否則請提供理據/理由。)			
(i) Does the development proposal involve alteration of existing building? 擬議發展計劃是否包括現有建築物的改動？	Yes 是	<input type="checkbox"/> Please provide details 請提供詳情	
	No 否	<input checked="" type="checkbox"/>	
(ii) Does the development proposal involve the operation on the right? 擬議發展是否涉及右列的工程？	Yes 是	<input type="checkbox"/> (Please indicate on site plan the boundary of concerned land/pond(s), and particulars of stream diversion, the extent of filling of land/pond(s) and/or excavation of land) (請用地盤平面圖顯示有關土地／池塘界線，以及河道改道、填塘、填土及／或挖土的細節及／或範圍) <input type="checkbox"/> Diversion of stream 河道改道 <input type="checkbox"/> Filling of pond 填塘 Area of filling 填塘面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填塘深度 m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Filling of land 填土 Area of filling 填土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of filling 填土厚度 m 米 <input type="checkbox"/> About 約 <input type="checkbox"/> Excavation of land 挖土 Area of excavation 挖土面積 sq.m 平方米 <input type="checkbox"/> About 約 Depth of excavation 挖土深度 m 米 <input type="checkbox"/> About 約	
	No 否	<input checked="" type="checkbox"/>	
(iii) Would the development proposal cause any adverse impacts? 擬議發展計劃會否造成不良影響？	On environment 對環境 On traffic 對交通 On water supply 對供水 On drainage 對排水 On slopes 對斜坡 Affected by slopes 受斜坡影響 Landscape Impact 構成景觀影響 Tree Felling 砍伐樹木 Visual Impact 構成視覺影響 Others (Please Specify) 其他 (請列明)		Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/> Yes 會 <input type="checkbox"/> No 不會 <input checked="" type="checkbox"/>

	<p>Please state measure(s) to minimise the impact(s). For tree felling, please state the number, diameter at breast height and species of the affected trees (if possible) 請註明盡量減少影響的措施。如涉及砍伐樹木，請說明受影響樹木的數目、及胸高度的樹幹直徑及品種(倘可)</p> <p>.....</p> <p>在申請地點做好排水工程</p> <p>.....</p> <p>不會砍伐樹木</p> <p>.....</p> <p>.....</p> <p>.....</p>
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(B) Renewal of Permission for Temporary Use or Development in Rural Areas 位於鄉郊地區臨時用途/發展的許可續期	
(a) Application number to which the permission relates 與許可有關的申請編號	A/ _____ / _____
(b) Date of approval 獲批給許可的日期 (DD 日/MM 月/YYYY 年)
(c) Date of expiry 許可屆滿日期 (DD 日/MM 月/YYYY 年)
(d) Approved use/development 已批給許可的用途/發展	
(e) Approval conditions 附帶條件	<p><input type="checkbox"/> The permission does not have any approval condition 許可並沒有任何附帶條件</p> <p><input type="checkbox"/> Applicant has complied with all the approval conditions 申請人已履行全部附帶條件</p> <p><input type="checkbox"/> Applicant has not yet complied with the following approval condition(s): 申請人仍未履行下列附帶條件：</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>Reason(s) for non-compliance: 仍未履行的原因：</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>(Please use separate sheets if the space above is insufficient) (如以上空間不足，請另頁說明)</p>
(f) Renewal period sought 要求的續期期間	<p><input type="checkbox"/> year(s) 年</p> <p><input type="checkbox"/> month(s) 個月</p>

7. Justifications 理由

The applicant is invited to provide justifications in support of the application. Use separate sheets if necessary.
現請申請人提供申請理由及支持其申請的資料。如有需要，請另頁說明）。

請參考附件的申請報告書及擬議發展的計劃細節

8. Declaration 聲明

I hereby declare that the particulars given in this application are correct and true to the best of my knowledge and belief.
本人謹此聲明，本人就這宗申請提交的資料，據本人所知及所信，均屬真實無誤。

I hereby grant a permission to the Board to copy all the materials submitted in this application and/or to upload such materials to the Board's website for browsing and downloading by the public free-of-charge at the Board's discretion.
本人現准許委員會酌情將本人就此申請所提交的所有資料複製及/或上載至委員會網站，供公眾免費瀏覽或下載。

Signature
簽署

Ms Hermose Chong

Name in Block Letters
姓名(請以正楷填寫)

☐ Applicant 申請人 / ☒ Authorised Agent 獲授權代理人

Manager

Position (if applicable)
職位(如適用)

Professional Qualification(s)
專業資格

☐ Member 會員 / ☐ Fellow of 資深會員

☐ HKIP 香港規劃師學會 /

☐ HKIA 香港建築師學會 /

☐ HKIS 香港測量師學會 /

☐ HKIE 香港工程師學會 /

☐ HKILA 香港園境師學會 /

☐ HKIUD 香港城市設計學會

☐ RPP 註冊專業規劃師

Others 其他

on behalf of
代表

ALLGAIN LAND ADMINISTRATORS (HONG KONG) LIMITED

☒ Company 公司 / ☐ Organisation Name and Chop (if applicable) 機構名稱及蓋章(如適用)

Date 日期

02/08/2022

(DD/MM/YYYY 日/月/年)

Remark 備註

The materials submitted in this application and the Board's decision on the application would be disclosed to the public. Such materials would also be uploaded to the Board's website for browsing and free downloading by the public where the Board considers appropriate.

委員會會向公眾披露申請人所遞交的申請資料和委員會對申請所作的決定。在委員會認為合適的情況下，有關申請資料亦會上載至委員會網頁供公眾免費瀏覽及下載。

Warning 警告

Any person who knowingly or wilfully makes any statement or furnish any information in connection with this application, which is false in any material particular, shall be liable to an offence under the Crimes Ordinance.

任何人在明知或故意的情況下，就這宗申請提出在任何要項上是虛假的陳述或資料，即屬違反《刑事罪行條例》。

Statement on Personal Data 個人資料的聲明

1. The personal data submitted to the Board in this application will be used by the Secretary of the Board and Government departments for the following purposes:

委員會就這宗申請所收到的個人資料會交給委員會秘書及政府部門，以根據《城市規劃條例》及相關的城市規劃委員會規劃指引的規定作以下用途：

(a) the processing of this application which includes making available the name of the applicant for public inspection when making available this application for public inspection; and

處理這宗申請，包括公布這宗申請供公眾查閱，同時公布申請人的姓名供公眾查閱；以及

(b) facilitating communication between the applicant and the Secretary of the Board/Government departments.

方便申請人與委員會秘書及政府部門之間進行聯絡。

2. The personal data provided by the applicant in this application may also be disclosed to other persons for the purposes mentioned in paragraph 1 above.

申請人就這宗申請提供的個人資料，或亦會向其他人士披露，以作上述第 1 段提及的用途。

3. An applicant has a right of access and correction with respect to his/her personal data as provided under the Personal Data (Privacy) Ordinance (Cap. 486). Request for personal data access and correction should be addressed to the Secretary of the Board at 15/F, North Point Government Offices, 333 Java Road, North Point, Hong Kong.

根據《個人資料(私隱)條例》(第 486 章)的規定，申請人有權查閱及更正其個人資料。如欲查閱及更正個人資料，應向委員會秘書提出有關要求，其地址為香港北角渣華道 333 號北角政府合署 15 樓。

Gist of Application 申請摘要 (Please provide details in both English and Chinese <u>as far as possible</u> . This part will be circulated to relevant consultees, uploaded to the Town Planning Board's Website for browsing and free downloading by the public and available at the Planning Enquiry Counters of the Planning Department for general information.) (請盡量以英文及中文填寫。此部分將會發送予相關諮詢人士、上載至城市規劃委員會網頁供公眾免費瀏覽及下載及於規劃署規劃資料查詢處供一般參閱。)	
Application No. 申請編號	(For Official Use Only) (請勿填寫此欄)
Location/address 位置／地址	新界元朗錦田丈量約份第109約第1170號餘段 Lot 1170 RP in D.D. 109, Kam Tin, Yuen Long, N.T.
Site area 地盤面積	1640 sq. m 平方米 <input checked="" type="checkbox"/> About 約 (includes Government land of 包括政府土地 0 sq. m 平方米 <input type="checkbox"/> About 約)
Plan 圖則	錦田北分區計劃大綱核准圖編號 S/YL-KTN/9 APPROVED KAM TIN NORTH OUTLINE ZONING PLAN NO. S/YL-KTN/9
Zoning 地帶	Agriculture 「農業」
Type of Application 申請類別	<input checked="" type="checkbox"/> Temporary Use/Development in Rural Areas for a Period of 位於鄉郊地區的臨時用途/發展為期 <input checked="" type="checkbox"/> Year(s) 年 <u>3</u> <input type="checkbox"/> Month(s) 月 _____ <input type="checkbox"/> Renewal of Planning Approval for Temporary Use/Development in Rural Areas for a Period of 位於鄉郊地區臨時用途/發展的規劃許可續期為期 <input type="checkbox"/> Year(s) 年 _____ <input type="checkbox"/> Month(s) 月 _____
Applied use/ development 申請用途/發展	Temporary Place of Recreation, Sports or Culture (Hobby Farm) 臨時康體文娛場所 (休閒農場)

(i) Gross floor area and/or plot ratio 總樓面面積及／或地積比率		sq.m 平方米	Plot Ratio 地積比率
	Domestic 住用	0 <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0 <input type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
	Non-domestic 非住用	300 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於	0.183 <input checked="" type="checkbox"/> About 約 <input type="checkbox"/> Not more than 不多於
(ii) No. of block 幢數	Domestic 住用	0	
	Non-domestic 非住用	4	
(iii) Building height/No. of storeys 建築物高度／層數	Domestic 住用	0	<input type="checkbox"/> (Not more than 不多於) m 米
		0	<input type="checkbox"/> (Not more than 不多於) Storeys(s) 層
	Non-domestic 非住用	7	<input checked="" type="checkbox"/> (Not more than 不多於) m 米
		2	<input checked="" type="checkbox"/> (Not more than 不多於) Storeys(s) 層
(iv) Site coverage 上蓋面積	9.15 % <input checked="" type="checkbox"/> About 約		
(v) No. of parking spaces and loading / unloading spaces 停車位及上落客貨車位數目	Total no. of vehicle parking spaces 停車位總數		1個私家車車位
	Private Car Parking Spaces 私家車車位 Motorcycle Parking Spaces 電單車車位 Light Goods Vehicle Parking Spaces 輕型貨車泊車位 Medium Goods Vehicle Parking Spaces 中型貨車泊車位 Heavy Goods Vehicle Parking Spaces 重型貨車泊車位 Others (Please Specify) 其他 (請列明)		1 0 0 0 0 0
	Total no. of vehicle loading/unloading bays/lay-bys 上落客貨車位／停車處總數		0
	Taxi Spaces 的士車位 Coach Spaces 旅遊巴車位 Light Goods Vehicle Spaces 輕型貨車車位 Medium Goods Vehicle Spaces 中型貨車車位 Heavy Goods Vehicle Spaces 重型貨車車位 Others (Please Specify) 其他 (請列明)		0 0 0 0 0 0

Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件		
	Chinese 中文	English 英文
Plans and Drawings 圖則及繪圖		
Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Block plan(s) 樓宇位置圖	<input type="checkbox"/>	<input type="checkbox"/>
Floor plan(s) 樓宇平面圖	<input type="checkbox"/>	<input type="checkbox"/>
Sectional plan(s) 截視圖	<input type="checkbox"/>	<input type="checkbox"/>
Elevation(s) 立視圖	<input type="checkbox"/>	<input type="checkbox"/>
Photomontage(s) showing the proposed development 顯示擬議發展的合成照片	<input type="checkbox"/>	<input type="checkbox"/>
Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他（請註明）	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<hr/>		
Location Plan 位置圖, Site Plan 地盤平面圖		
Reports 報告書		
Planning Statement/Justifications 規劃綱領/理據	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Environmental assessment (noise, air and/or water pollutions) 環境評估（噪音、空氣及／或水的污染）	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on vehicles) 就車輛的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Traffic impact assessment (on pedestrians) 就行人的交通影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Visual impact assessment 視覺影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Landscape impact assessment 景觀影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Tree Survey 樹木調查	<input type="checkbox"/>	<input type="checkbox"/>
Geotechnical impact assessment 土力影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Drainage impact assessment 排水影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Sewerage impact assessment 排污影響評估	<input type="checkbox"/>	<input type="checkbox"/>
Risk Assessment 風險評估	<input type="checkbox"/>	<input type="checkbox"/>
Others (please specify) 其他（請註明）	<input type="checkbox"/>	<input type="checkbox"/>
<hr/>		
Note: May insert more than one 「✓」. 註：可在多於一個方格內加上「✓」號		

Note: The information in the Gist of Application above is provided by the applicant for easy reference of the general public. Under no circumstances will the Town Planning Board accept any liabilities for the use of the information nor any inaccuracies or discrepancies of the information provided. In case of doubt, reference should always be made to the submission of the applicant.

註：上述申請摘要的資料是由申請人提供以方便市民大眾參考。對於所載資料在使用上的問題及文義上的歧異，城市規劃委員會概不負責。若有任何疑問，應查閱申請人提交的文件。

根據《城市規劃條例》(第 131 章)

第 16 條遞交的許可申請

新界元朗錦田丈量約份第 109 約第 1170 號餘段

擬議臨時康體文娛場所 (休閒農場)(為期 3 年)

申請報告書及擬議發展的計劃細節

目 錄

1. 擬議發展細節-----P.1
2. 申請原因-----P.2
3. 擬議發展計劃的各方面影響-----P.3-6

擬議發展細節

1. 申請人現根據《城市規劃條例》(第 131 章)第 16 條，提交有關新界元朗錦田丈量約份第 109 約第 1170 號餘段的規劃申請，擬在上述地段申請為期三年的臨時康體文娛場所(休閒農場)。
2. 申請地點位於元朗錦田治河路，在《錦田北分區計劃大綱核准圖編號 S/YL-KTN/9》上劃為「農業」用途。
3. 申請地盤面積為約 1,640 平方米，上蓋總面積為 300 平方米，露天地方面積為 1,490 平方米(其中包括耕種面積約 1,107 平方米；現有泥地面積約 383 平方米)。
4. 申請地點將設有四個構築物，總樓面面積合共約 300 平方米。
構築物 1：辦公室及接待處，2 層高，每層約 37.5 平方米，總面積約 75 平方米，高度不多於 7 米；構築物 2：更衣室及洗手間，2 層高，每層約 37.5 平方米，總面積約 75 平方米，高度不多於 7 米；構築物 3：農業教育室及會議室，2 層高，每層約 37.5 平方米，總面積約 75 平方米，高度不多於 7 米；構築物 4：儲物室，2 層高，每層約 37.5 平方米，總面積約 75 平方米，高度不多於 7 米。
5. 擬議發展的農場預計每天最多 2 名職員及 20 名訪客。
6. 申請地點亦涉及一個私家車泊車位，只供職員使用，不對外開放。
7. 申請地點可從錦田治河路前往，擬議發展的營運時間為每天上午九時正至下午六時正，包括星期日及公眾假期。

申請原因

1. 申請地點是農業地帶，而擬議用途為休閒農場，申請用途屬「農業」中的「第二欄用途」，與規劃意向相符，和周邊環境及用途協調。
2. 在新農業政策下，休閒農場是指營運仍以商業務農為主，並以提供與其作業有關的有限度休閒活動為輔的農場，目的是擴大農民可推廣其農業產品和介紹其務農活動的平台。擬議發展能夠推廣可持續休閒耕種，符合政府推行的新農業政策，鼓勵市民參與綠化活動及透過種植活動提高綠化環保的意識。
3. 擬議發展只是臨時三年的性質，不會影響農業用途地帶的長遠規劃意向。
4. 擬議發展不會填土，不會破壞天然環境，不會砍伐樹木，不會對周邊地區及環境帶來負面影響。

根據以上各點，申請人誠意懇求城市規劃委員會寬大批准新界元朗錦田丈量約份第 109 約第 1170 號餘段作為期不超過三年的臨時康體文娛場所（休閒農場）。

擬議發展計劃的各方面影響

1. 土地行政

申點地點涉及一個私家地段，不涉及任何政府土地。

擬議農場涉及四個上蓋構築物，如申請獲城規會批准，申請人將會向地政處申請短期豁免書。

2. 擬議發展的農場入口

申請地點可從錦田治河路前往，地區道路的闊度約 7-8 米，足夠讓私家車行駛。而農地的入口設有約 5 米闊的大閘讓車駛進農場，下面為相關照片。



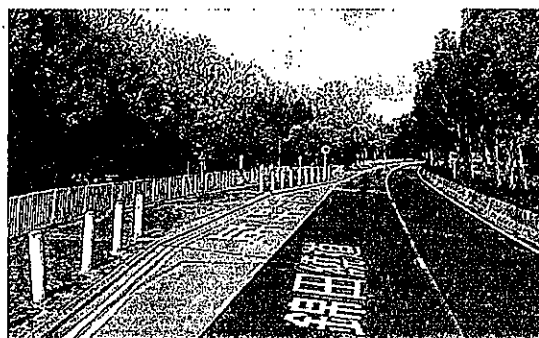
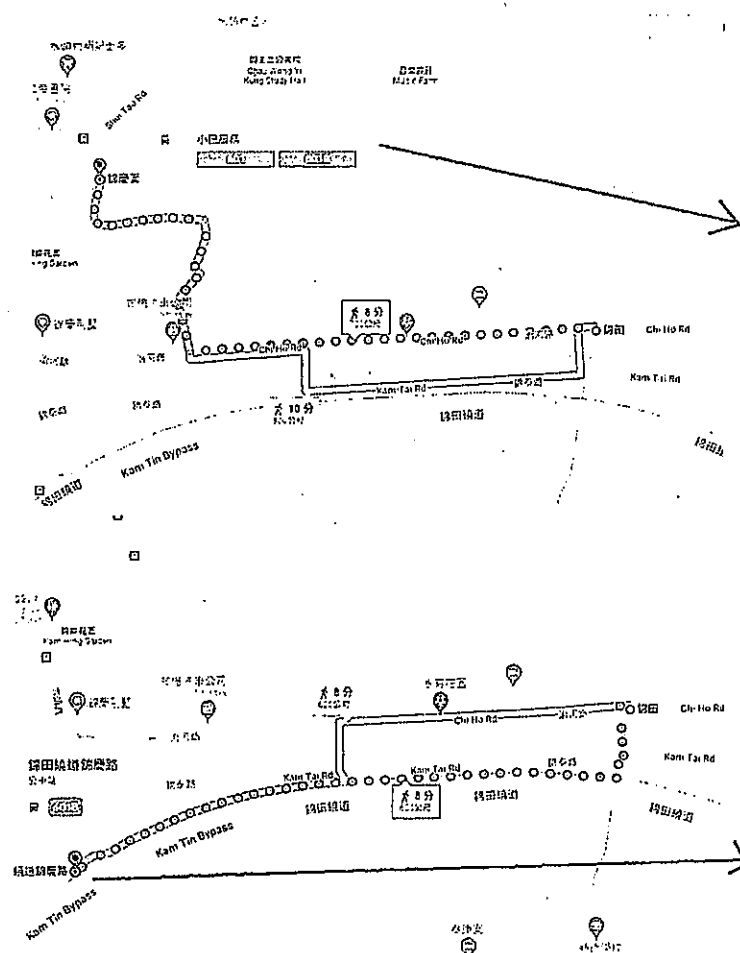
3. 農場內的交通安排

申請用途只提供一個私家車的職員泊車位，不設輕型貨車或其他車輛的上

落客或停車位，而私家車位的佔地面積約 2.5 米 x 5 米，這停車位不會開放給訪客，只供職員內部使用。

4. 公共交通工具

訪客可從錦上路站，乘坐專線小巴路線 601 或 601B，在錦慶圍下車，然後步行約 8 分鐘，即能到達農場。



5. 預計交通流量報告

時段		星期一至星期日，包括公眾假期		
		職員車輛（私家車）		
		進入(輛)	離開(輛)	合共(輛)
繁忙時間	09:00 – 10:00	1	0	1
	17:00 – 18:00	0	1	1

6. 預計行人進出流量報告（由治河路至申請地點）

時段	星期一至星期日，包括公眾假期	
	行人	
	進入(個)	離開(個)
09:00 – 10:00	0	0
10:00 – 11:00	4	2
11:00 – 12:00	4	1
12:00 – 13:00	3	4
13:00 – 14:00	2	1
14:00 – 15:00	3	3
15:00 – 16:00	2	1
16:00 – 17:00	2	4
17:00 – 18:00	0	4
合共(個)	20	20

7. 環境方面

申請人會按照環保署對臨時露天農場及上蓋的技術指引，將對周邊環境的影響減到最低。

8. 空氣方面

申請地點是一個休閒農場，不會導致任何空氣污染。

9. 噪音方面

申請地點是一個休閒農場，提供一個地點給市民享受田園樂趣，主要都是市民說話的聲音，不會導致噪音污染。

10. 排污方面

申請用途涉及一個洗手間，主要供職員及訪客使用，不會對外開放。申請人會按照環保署的規定和指引，在合適的地點上建造一個容量足夠的化糞池作洗手間的排污，不會讓污水流出影響周邊環境。

11. 渠務方面

申請人會將按照渠務處的指引和要求建造排水渠，不會影響周邊環境。

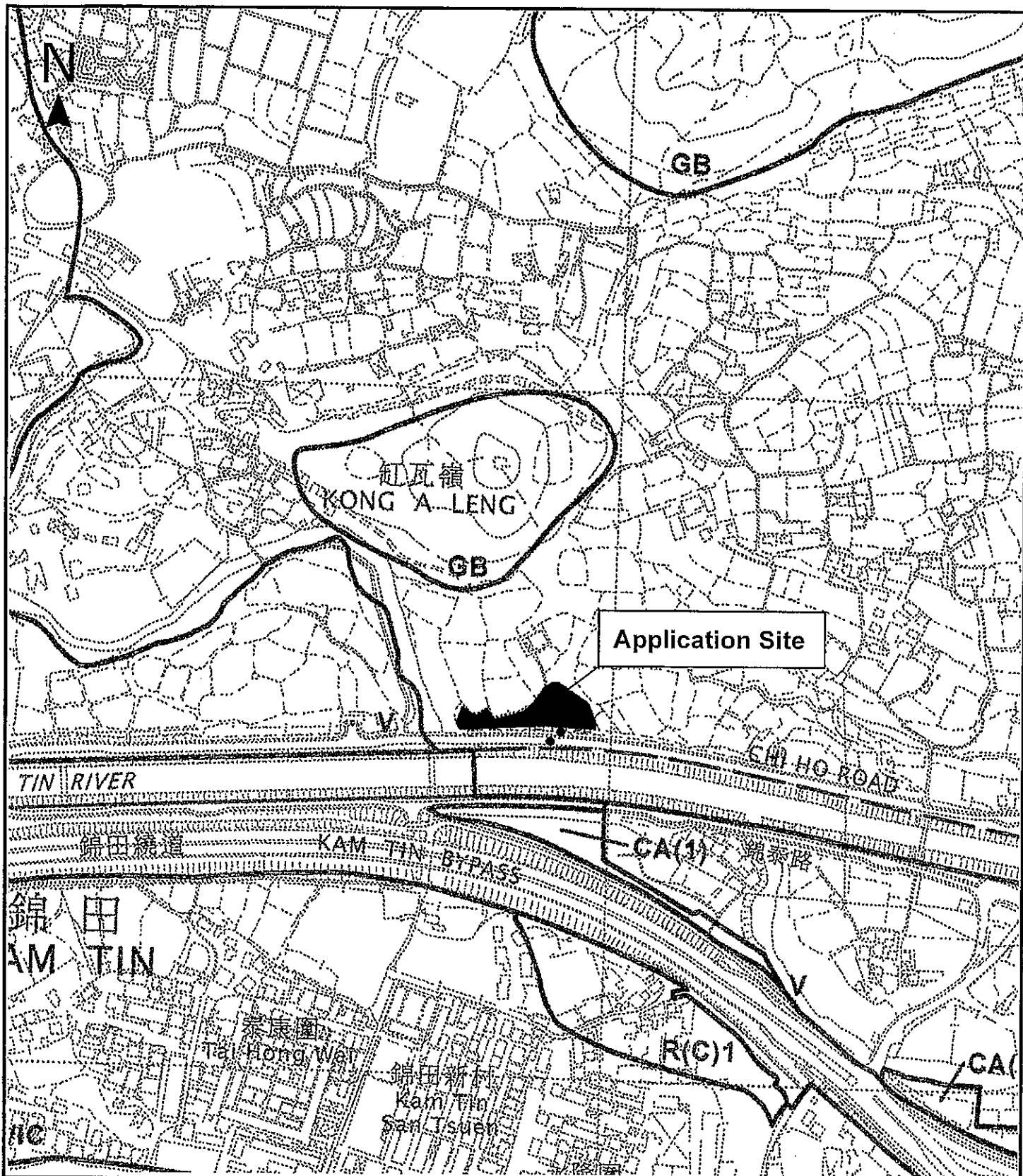
12. 消防方面

申請人會將按照消防處的指引和要求放置消防裝置。

13. 綠化園景方面

申請人不會砍伐現存的樹木，並會好好打理保養它們。

申請人承諾如獲城規會批准擬議用途，將會盡力減少對周邊環境影響，並承諾在規劃許可到期後，還原申請地點，懇請城市規劃委員會寬大批准新界元朗錦田丈量約份第 109 約第 1170 號餘段作為期不超過三年的臨時康體文娛場所（休閒農場）。



Project 項目名稱:

Proposed Temporary Place of Recreation,
Sports or Culture (Hobby Farm) for a
Period of 3 Years at Lot 1170 RP in
D.D. 109, Kam Tin, Yuen Long, N.T.

Drawing Title 圖紙標題:

Site Plan



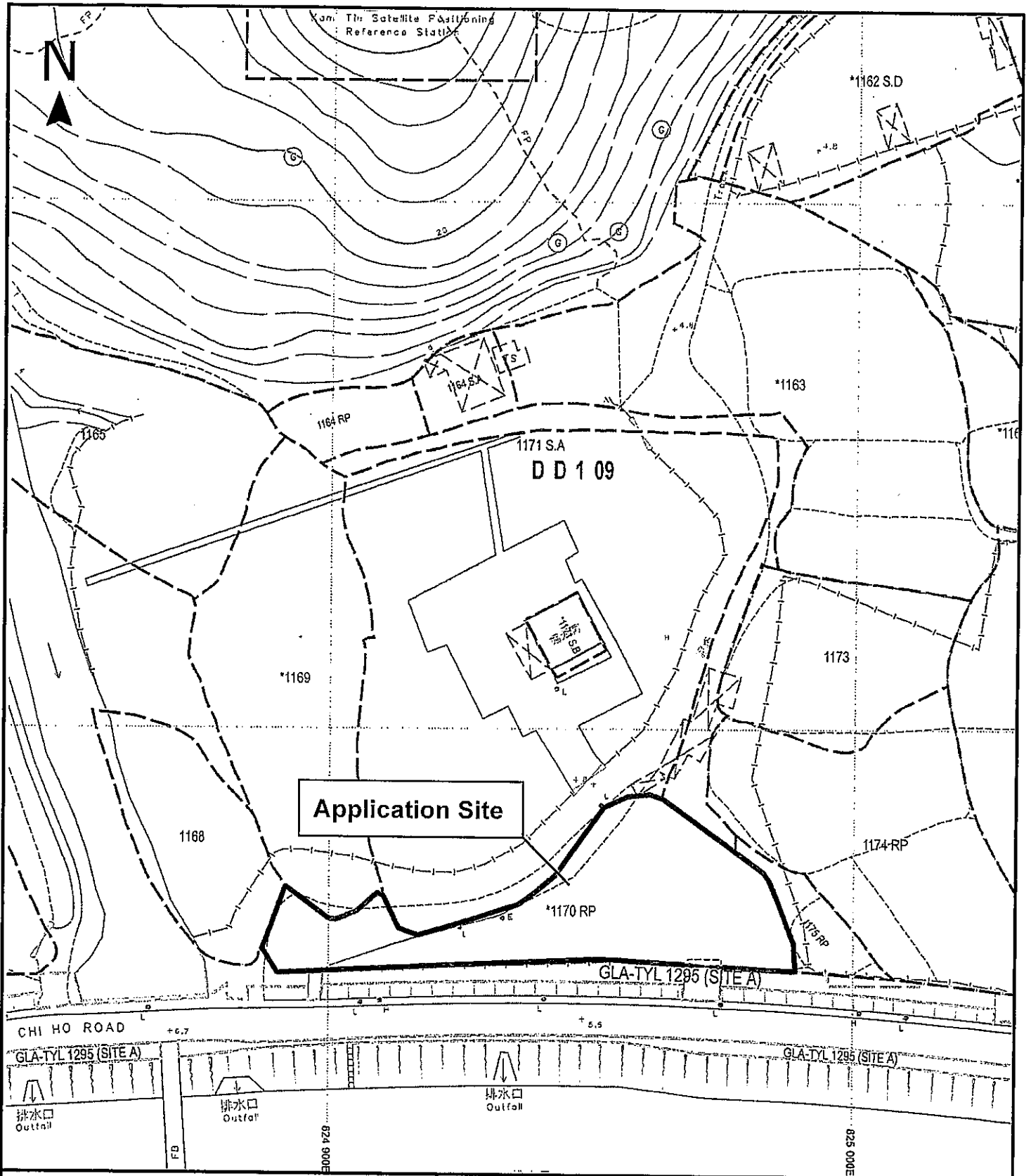
Drawing No. 圖號:

20220721

Remarks 備註:

... Vehicular access leading
from Chi Ho Road

Scale 比例:



Project 項目名稱:

Proposed Temporary Place of Recreation,
Sports or Culture (Hobby Farm) for a
Period of 3 Years at Lot 1170 RP in
D.D. 109, Kam Tin, Yuen Long, N.T.

Drawing Title 圖紙標題:

Location Plan



Drawing No. 圖號:

20220721

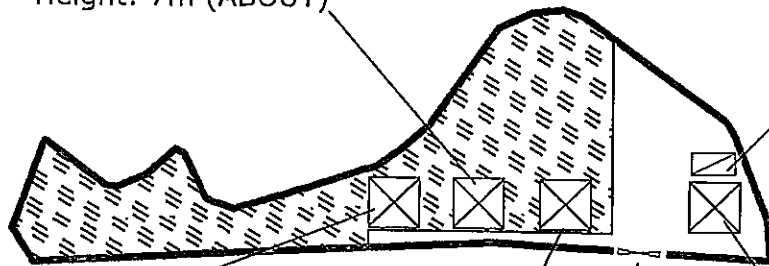
Remarks 備註:

Scale 比例:

**Structure 3**

Education Room & Meeting Room
Covered Area: 37.5m² (ABOUT)
GFA: Not exceeding 75m² (ABOUT)
No. of storey: 2
Height: 7m (ABOUT)

1 parking space of
5m x 2.5m for
private cars

**Structure 4**

Storage
Covered Area: 37.5m² (ABOUT)
GFA: Not exceeding 75m² (ABOUT)
No. of storey: 2
Height: 7m (ABOUT)

Ingress/Egress 5m

Structure 1

Site office, Reception
Covered Area: 37.5m² (ABOUT)
GFA: Not exceeding 75m² (ABOUT)
No. of storey: 2
Height: 7m (ABOUT)

Structure 2

Changing Room & Toilet
Covered Area: 37.5m² (ABOUT)
GFA: Not exceeding 75m² (ABOUT)
No. of storey: 2
Height: 7m (ABOUT)

Project 項目名稱:

Proposed Temporary Place of Recreation,
Sports or Culture (Hobby Farm) for a
Period of 3 Years at Lot 1170 RP in
D.D. 109, Kam Tin, Yuen Long, N.T.

Drawing Title 圖紙標題:


Layout Plan



Drawing No. 圖號:

20220801


Remarks 備註:

 Private car parking
Space

 Farmland

 Structure

Scale 比例:

 全堅土地行政師行

Allgain Land Administrators Company

敬啟者：

本公司全堅土地行政師行(香港)有限公司（公司註冊號碼： ）

代申請人宏力建材有限公司（公司註冊號碼： ）向城規會遞交規

劃許可：A/YL-KTN/857 回應部門的文件。



全堅土地行政師行(香港)有限公司

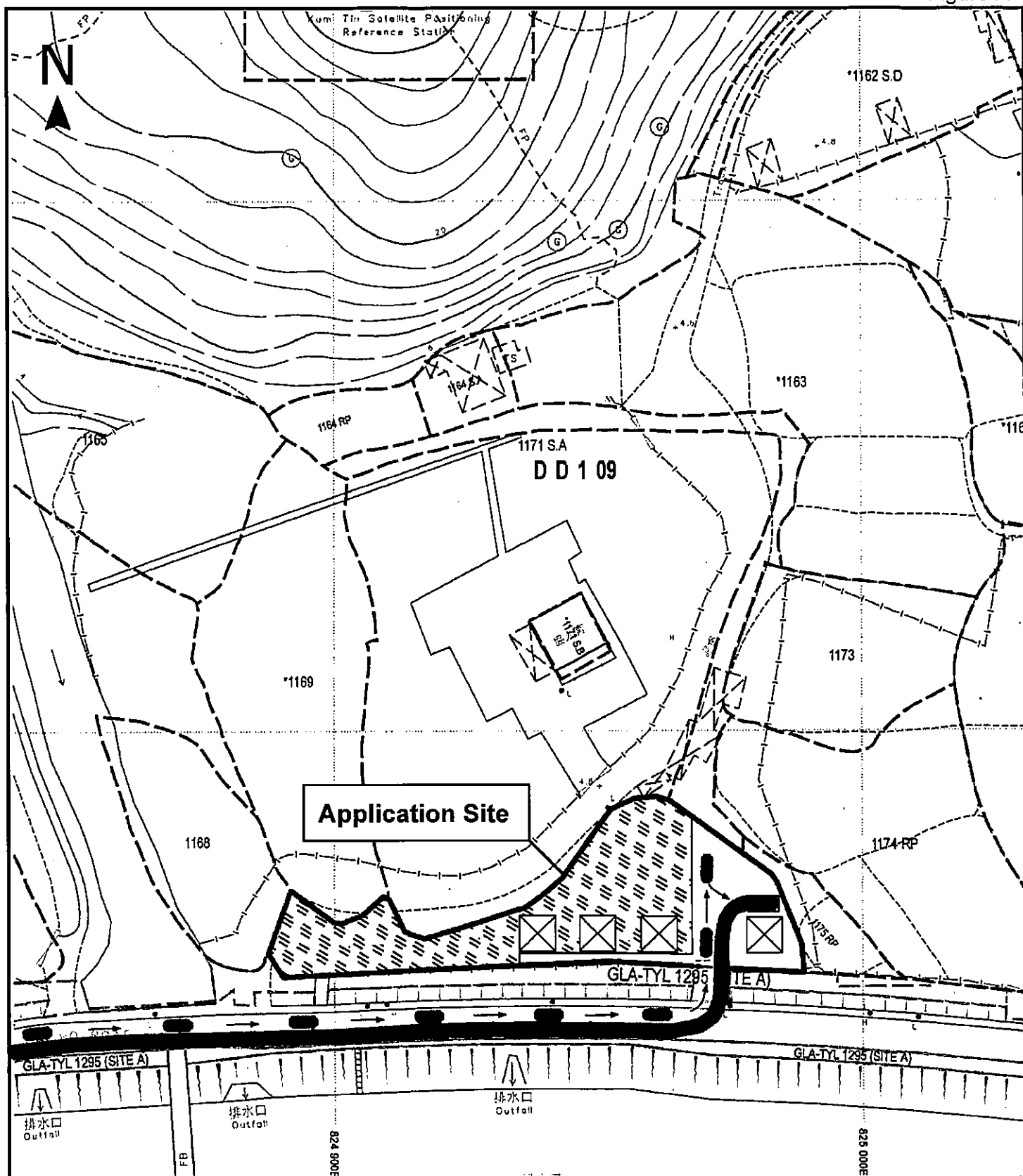
2022 年 10 月 18 日

Planning Application No. A/YL-KTN/857

Table A: Responses to Departmental Comments (dated 14.9.2022)

	Departmental Comments	Responses
	Transport Department	
(a)	The applicant should demonstrate the smooth manoeuvring of vehicles to/from Chi Ho Road, along the local access and within the site;	Please see Figure A.
(b)	The applicant should note that the local access between Chi Ho Road and the site is not managed by this Department	Noted.
	Fire Services Department	
(a)	The applicant is required to submit relevant layout plans incorporated with the proposed fire service installations (FSIs) to this Department. In addition, the applicant should also be advised on the following points: i) The layout plans should be drawn to scale and depicted with dimensions and nature of occupancy; and ii) The location of where the proposed FSI to be installed should be clearly marked on the layout plans.	Please see Figure B.
	Drainage Services Department	
(a)	The applicant is required to submit a drainage proposal including measures	Please see Figure C.

Figure A



Project 項目名稱:

Proposed Temporary Place of Recreation,
Sports or Culture (Hobby Farm) for a
Period of 3 Years at Lot 1170 RP in
D.D. 109, Kam Tin, Yuen Long, N.T.

Drawing Title 圖紙標題:

Swept Path
Analysis

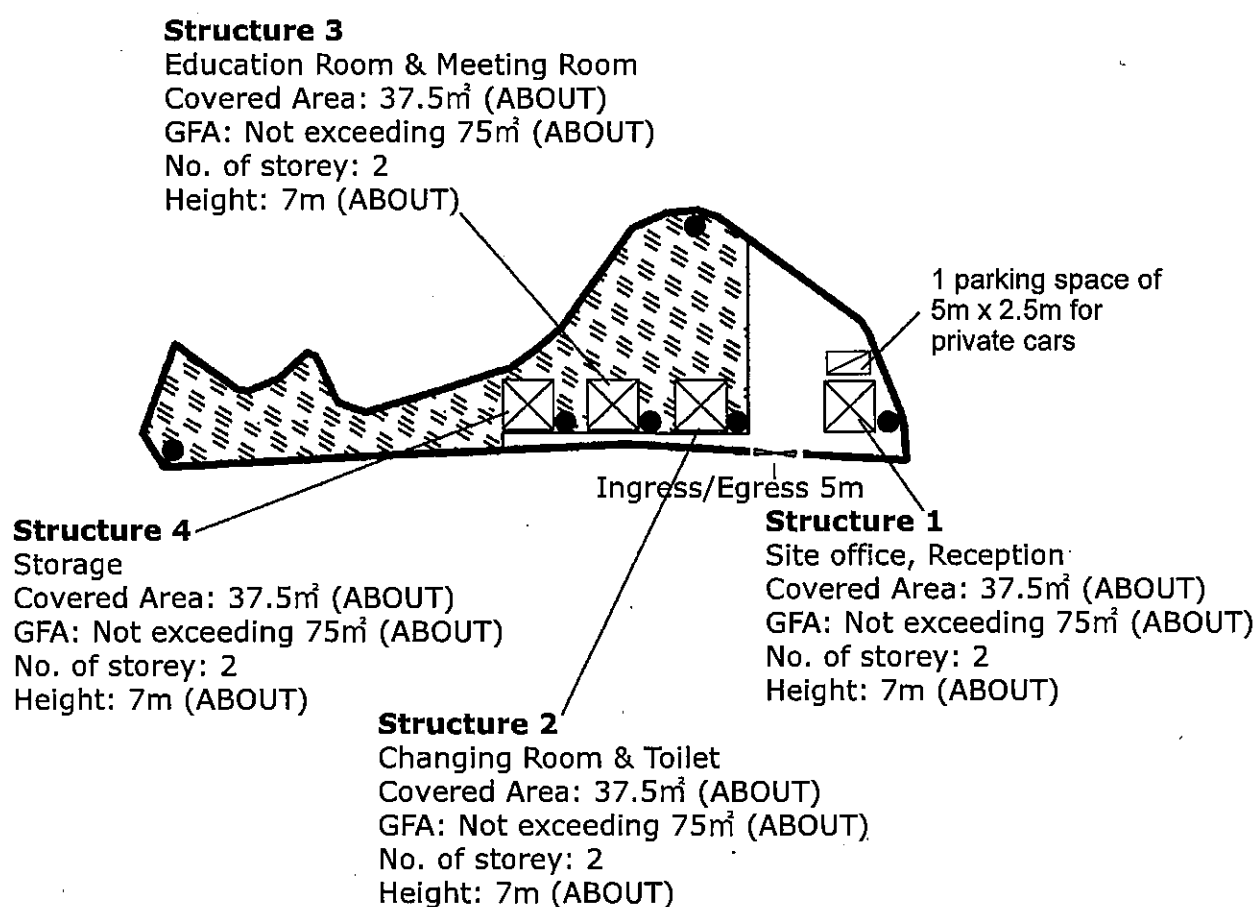
Drawing No. 圖號:

20221018

Remarks 備註:

- In
- Out
- Private car

Scale 比例:



Project 項目名稱:

Proposed Temporary Place of Recreation,
Sports or Culture (Hobby Farm) for a
Period of 3 Years at Lot 1170 RP in
D.D. 109, Kam Tin, Yuen Long, N.T.

Drawing Title 圖紙標題:

Proposed
Fire Service
Installations
Plan

Drawing No. 圖號:

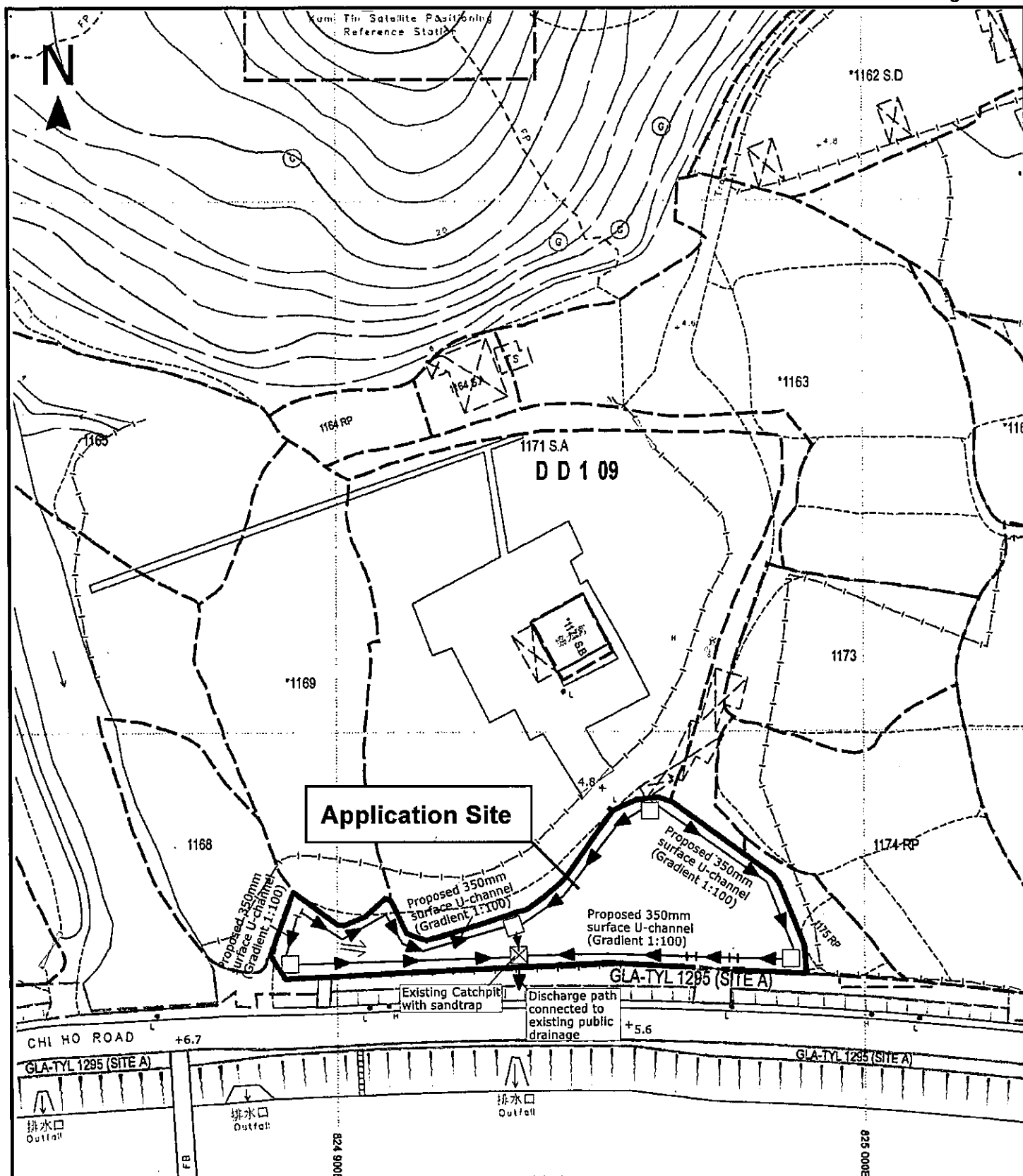
20221017

Remarks 備註:

● 5kg Dry Powder
Type Extinguisher

Scale 比例:

Figure C



Project 項目名稱:

**Proposed Temporary Place of Recreation,
Sports or Culture (Hobby Farm) for a
Period of 3 Years at Lot 1170 RP in
D.D. 109, Kam Tin, Yuen Long, N.T.**






Drawing Title 圖紙標題:

Proposed Drainage Plan

Drawing No. 圖號:

20221017

Remarks 備註:

-  350mm U-channel
 350mm U-channel with cover
 Catch pit
 Catch pit with sandtrap
 Flow of surface runoff

Scale 比例:



ISSUE 2

TEMPORARY DRAINAGE PROPOSAL (Final)

APPLICATION SITE OF THE PROPOSED
TEMPORARY PLACE OF RECREATION, SPORTS OR
CULTURE (HOBBY FARM) FOR A PERIOD OF 3
YEARS AT LOT 1170 RP IN D.D. 109, KAM TIN,
YUEN LONG, N.T.

PROJECT NO. AGLA/TDM/006

PREPARED FOR

APPLICATION NO. A/YL-KTN/857

12 DECEMBER 2022

Table of Contents

1	Introduction	1
1.1	Background.....	1
1.2	Objectives of the Report	1
1.3	Report Structure	1
2	Development Proposal	1
2.1	Location of the Application Site.....	1
3	Assessment Criteria.....	2
3.1	Design Return Periods	2
3.2	Calculation Methodology for Runoff.....	2
3.3	Calculation Methodology for Pipe Capacity Checking.....	3
4	Potential Drainage Impact	3
4.1	Existing Site Condition	3
4.2	Changes in Drainage Characteristics.....	3
4.3	Potential Drainage Impact.....	4
5	Construction Stage	4
5.1	Temporary Drainage Arrangements	4
6	Conclusions.....	5
6.1	Conclusion	5

LIST OF APPENDICES

- A. Location Plan
- B. Layout Plan
- C. Proposed Drainage Plan
- D. Design Calculation of the Proposed Drainage
- E. Typical Standard Drawings Of U-Channel and Catchpit
- F. Response to Comments

LIST OF TABLES

Table 3-1 Recommended Design Return Periods based on Flood Levels	2
Table 4-1 Change in sub-catchment within the site	3
Table 4-2 Design calculation of the proposed drainage work.....	4

1 Introduction

1.1 Background

- 1.1.1 This report presents the Drainage Proposal for supporting the proposed temporary place for recreation, sports or culture (hobby farm) for a period of 3 years at Lot 1170 RP in D.D. 109, Kam Tin, Yuen Long.

1.2 Objectives of the Report

- 1.2.1 This report shall be prepared to include the following:
- Identify the potential drainage impact assessment from the proposed Application Site
 - recommend and implement all necessary measures to mitigate adverse drainage impacts arising from the application site

1.3 Report Structure

- 1.3.1 The report contains the following sections:
- Section 1 on Introduction;
 - Section 2 on Development Proposal;
 - Section 3 on Assessment Criteria;
 - Section 4 on Potential Drainage Impact; and
 - Section 5 on Conclusion.

2 Development Proposal

2.1 Location of the Application Site

- 2.1.1 The application Site is located within the Kam Tin, Yuen Long, with an area of around 1,640m² and ground level varying between + 5.0mPD and + 5.4mPD. The layout plan is provided in **Appendix B**.
- 2.1.2 This application site is "Agriculture" zoning, the type of application is the Temporary Use/Development in Rural Areas for a Period of 3 Years.

3 Assessment Criteria

3.1 Design Return Periods

- 3.1.1 The drainage system in the Application site is to collect surface flows and convey to downstream village drain. The recommended design return periods based on the flood levels for the various drainage systems depend on the drainage system, land use, hazard to public safety and community expectations. The recommended design return period is reproduced in Table 3-1 below:

Table 3-1 Recommended Design Return Periods based on Flood Levels

DESCRIPTION	DESIGN RETURN PERIODS
Intensively Used Agricultural Land	2 – 5 Years
Village Drainage including internal Drainage System under a polder Scheme	10 Years
Main Rural Catchment Drainage Channels	50 Years
Urban Drainage Trunk System	200 Years
Urban Drainage Branch System	50 Years

- 3.1.2 As per Storm Drainage Manuel (SDM) Section 6.6.2 Urban Drainage Branch and Urban Drainage Trunk Systems "An 'Urban Drainage Branch System' is defined as a group or network of connecting drains collecting runoff from the urban area and conveying stormwater to a trunk drain, river or sea. For a simple definition, the largest pipe size or the equivalent diameter in case of a box culvert in a branch system will normally be less than 1.8m.
- 3.1.3 An 'Urban Drainage Trunk System' collects stormwater from branch drains and/or river inlets, and conveys the flow to outfalls in river or sea. Pipes with size or diameter equal to or larger than 1.8m are normally considered as trunk drains."
- 3.1.4 As per SDM, since the proposed U-channels are sized smaller than 1.8m, the drainage system would be defined as an urban drainage branch with recommended design return period of 50 years.
- 3.1.5 The 50 years design return period will be considered to ensure adequacy of the stormwater drainage system.

3.2 Calculation Methodology for Runoff

- 3.2.1 Peak instantaneous runoff values before and after the development were calculated based on the Rational Method and with recommended physical parameters including runoff coefficient (C) and storm constants for different return periods referred to the SDM, based on the following equation:

$$Q_p = 0.278 C i A$$

where

- Q_p = Peak Runoff, m³/s
 C = Runoff Coefficient
 i = Rainfall Intensity, mm/hr
 A = Catchment Area, km²

3.2.2 The paved area of the site will account for 1,640 m². For conservative, the runoff coefficient of 1.0 is assumed, such that the all the run-off would be collected from the catchment area without any infiltration as the critical scenario.

3.2.3 Based on the storm constants for 50-year return period recommended in the SDM, the appropriate rainfall intensities (i) are calculated as detailed in **Appendix D**

3.3 Calculation Methodology for Pipe Capacity Checking

3.3.1 Because the catchment areas are less than 1ha, U-channels are recommended to be constructed to collect the stormwater runoff within the site. The collected stormwater should finally be diverted to the downstream via the proposed U-channel system.

3.3.2 For the worst-case scenario, bad condition of concrete pipe is assumed for the Manning's roughness coefficient (coefficient value is 0.016) for calculating capacities of concrete U-channel using Manning's Equation.

3.3.3 Manning's Equation for calculating the channel and pipe capacities is adopted.

4 Potential Drainage Impact

4.1 Existing Site Condition

4.1.1 The application Site is located within the Kam Tin, Yuen Long, with an area of around 1,640m² and ground level varying between + 5.0mPD and + 5.4mPD.

4.1.2 There is no specific drainage provision for the current site, the collected stormwater would be discharged as surface runoff and infiltration leading to the natural stream or river.

4.1.3 Only the application site with a projected area of 1,640 m² is considered as part of the catchment, no external / additional catchments are required to consider.

4.2 Changes in Drainage Characteristics

4.2.1 The characteristics of the sub-catchment areas are remained unchanged due to the temporary development for the application site, which are paved area.

4.2.2 The application site would be covered by grassland and concrete surface. The change in sub-catchment is summarized in Table 4-2.

Table 4-1 Change in sub-catchment within the site

	BEFORE	AFTER
Grassland (m ²)	1640	0
Paved Area (m ²)	0	1640
Total Catchment Area (m ²)	1640	1640

4.3 Potential Drainage Impact

- 4.3.1 The details of the proposed drainage works are illustrated in **Appendix C**.
- 4.3.2 To effectively convey stormwater away from the application site and minimize the potential impact to the drainage infrastructure of the village area, drainage works consists of U-channels, are proposed to convey the stormwater runoff to the terminate catchpit with sand trap (TCP).
- 4.3.3 The runoff from the Application site is collected by 350mm U-channels along the boundary and convey to the terminate catchpit with sand trap (TCP), before discharge to the well-established public drain catchpit with Feature Number SCH1026130 at the southern of the application site, and eventually discharge to the existing river via 750mm pipe across the chi ho road.
- 4.3.4 The 350 mm U-channel receives stormwater from the surface and the upstream catchment. For Conservative, the critical scenario is considered for collecting all the flow leading to the 350mm U-channel. The design calculation of the proposed drainage is provided in **Appendix D**. The design calculation is summarized in Table 4-2.

Table 4-2 Design calculation of the proposed drainage work

DRAINAGE SYSTEM	ESTIMATED FLOW (M ³ /S)	CAPACITY (M ³ /S)	RESERVE CAPACITY
350mm UC	0.105	0.179	41%

Note:

[1] Rainfall increase due to climate change at the end of 21st century is considered according to stormwater drainage manual Table 28.

[2] The reserve capacity is calculated by assuming that the U-channel reach its full capacity.

- 4.3.5 The design runoff arise from the proposed Application Site is to be discharged into the proposed terminate catchpit with the runoff anticipated to be 0.105m³/s, which is within the drainage capacity of the proposed 350mm u-channel of 0.482m³/s with gradient 1:100, the reserve capacity is 41%.
- 4.3.6 It is considered that the drainage discharge from the Application Site will not cause adverse impact to the entire downstream drainage system.
- 4.3.7 All u-channels & catch pits will be constructed according to the CEDD's standard drawings, please refer to the **Appendix E**.

5 Construction Stage

5.1 Temporary Drainage Arrangements

- 5.1.1 Proper measures shall be taken to maintain the existing drainage characteristics of the catchment areas and to minimize drainage impacts associated with the construction works. The principal drainage impacts which are associated with construction of the works have been identified as follows:
- (a) Erosion of ground materials;
 - (b) Sediment transportation to existing downstream drainage system; and
 - (c) Obstruction to drainage systems.
- 5.1.2 Regular inspections shall be carried out to ensure integrity of the works. These inspections shall cover works under construction as well as recently completed areas.

- 5.1.3 To ensure proper operation of the site drainage channels and desilting facilities, inspection of the perimeter drains shall be carried out on a weekly basis and the desilting facilities shall be cleaned on a daily basis.
- 5.1.4 If excavated materials are not possible to transport away the excavated material within the same day, the material should be covered by tarpaulin/impervious sheets. Stockpiles of construction materials (for examples aggregate, fill materials) of more than 50 m³ in an open area shall also be covered with tarpaulin or similar fabric during rainstorms.
- 5.1.5 All runoff discharged into the existing drainage system will be settled in a silt trap to ensure no sediment will be discharged into the channel. Silt traps will normally be provided along the site drainage immediately upstream of the proposed discharge point to the existing Site. The silt traps will be inspected daily and immediately after each rainstorm.
- 5.1.6 Liaison will be carried out with relevant parties regarding temporary drainage arrangements to ensure that the drainage system is functioning adequately.

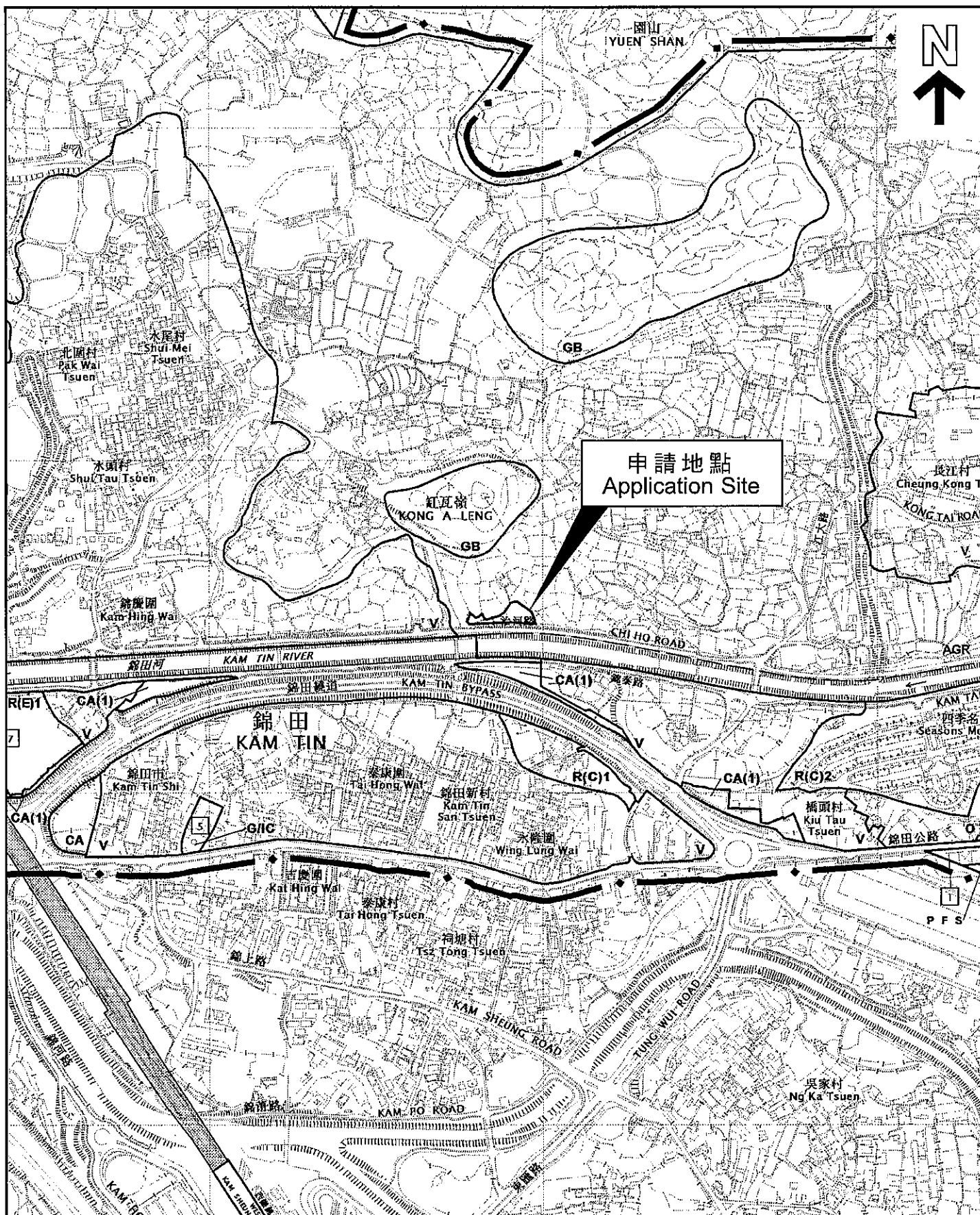
6 Conclusions

6.1 Conclusion

- 6.1.1 The analysed catchment area of 1,640 m² consists of the site area of the proposed Application Site.
- 6.1.2 U-channels are proposed to convey runoff from the application site for collection. The proposed U-channels are located along the site boundary which is subject to change to suit the building layout.
- 6.1.3 The assessment reviews the drainage pipe have the sufficient capacity to cater for the drainage flow from the Application Site.
- 6.1.4 Mitigation measures are proposed during the application site proposed Application Site and to ensure that the existing drainage system within the site will not be affected during the construction stage.

END OF TEXT

APPENDIX A
SITE LAYOUT PLAN



位置圖 LOCATION PLAN

本摘要圖於2022年8月10日擬備，
所根據的資料為於2014年12月2日
核准的分區計劃大綱圖編號 S/YL-KTN/9
EXTRACT PLAN PREPARED ON 10.8.2022
BASED ON OUTLINE ZONING PLAN No.
S/YL-KTN/9 APPROVED ON 2.12.2014

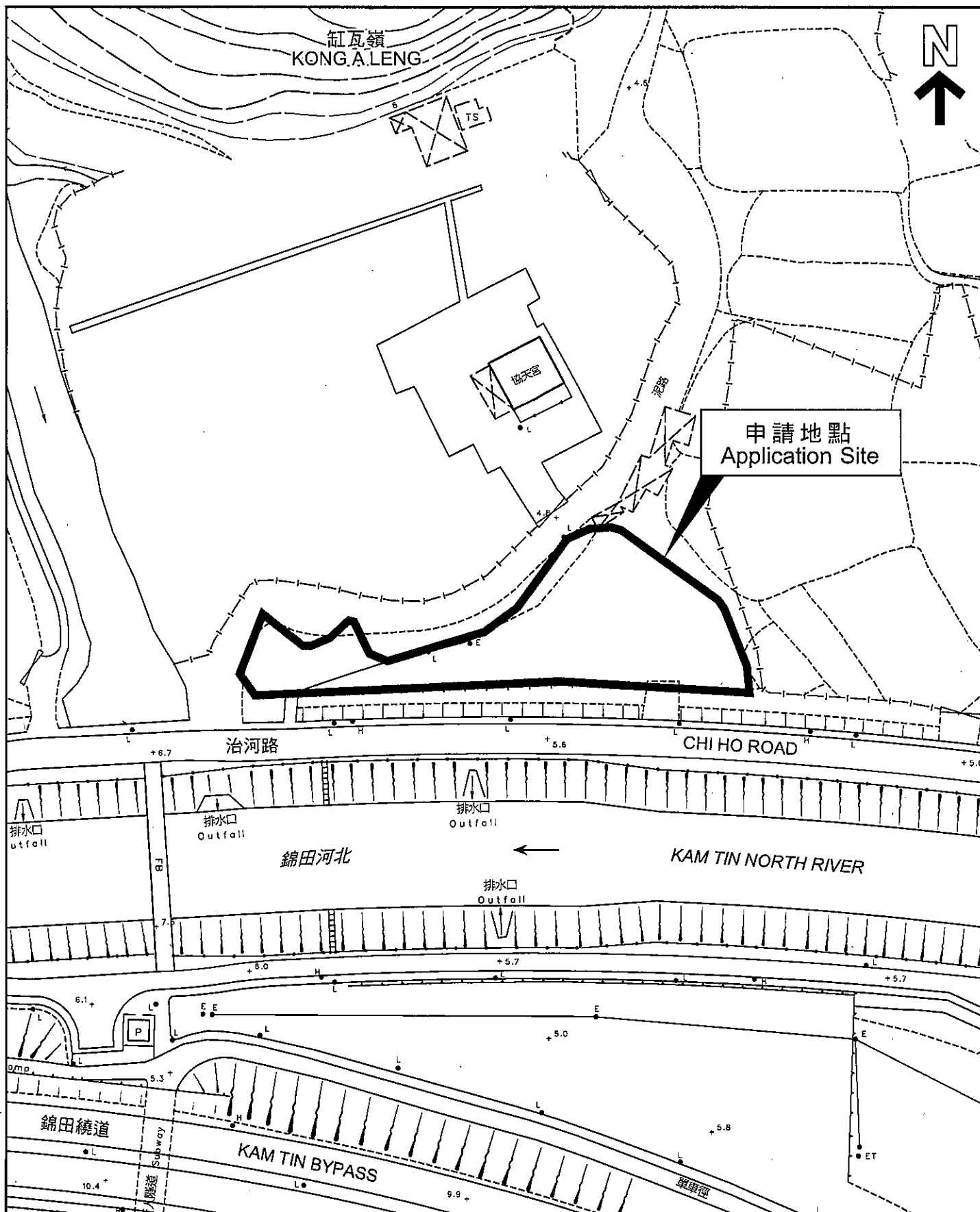
SCALE 1:7 500 比例尺
米 METRES 100 0 100 200 300 米 METRES

申請地點界線只作識別用
APPLICATION SITE BOUNDARY
FOR IDENTIFICATION PURPOSE ONLY

參考編號
REFERENCE No.

A/YL-KTN/857

APPENDIX B
LAYOUT PLAN



平面圖 SITE PLAN

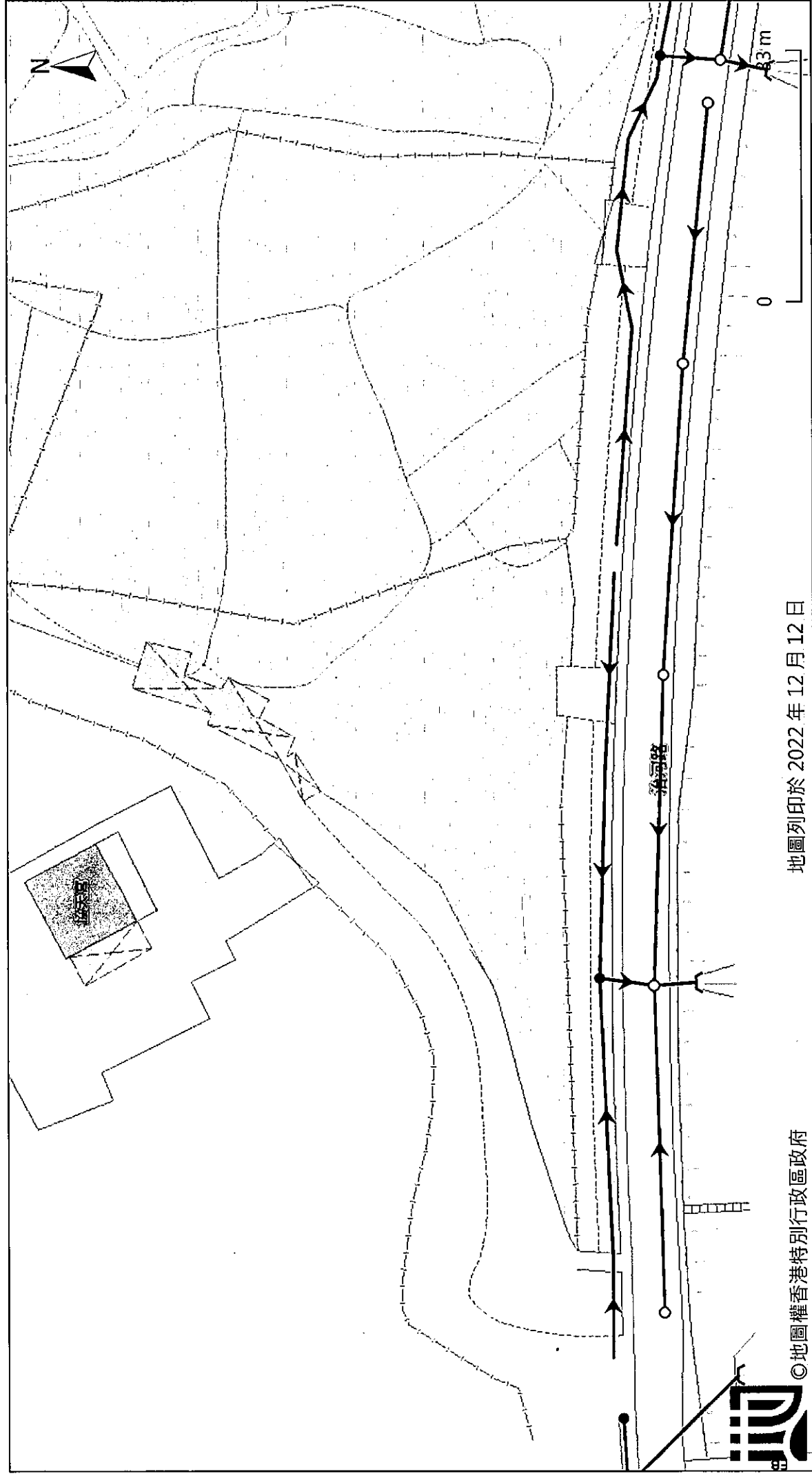
本摘要圖於2022年8月10日擬備，
所根據的資料為測量圖編號 6-NE-7D
EXTRACT PLAN PREPARED ON 10.8.2022
BASED ON SURVEY SHEET No. 6-NE-7D

申請地點界線只作識別用
APPLICATION SITE BOUNDARY
FOR IDENTIFICATION PURPOSE ONLY

參考編號
REFERENCE No.

A/YL-KTN/857

APPENDIX C
PROPOSED DRAINAGE PLAN



APPENDIX D
DESIGN CALCULATION OF THE PROPOSED DRAINAGE

##

Project

Subject Application Site

Page 1

Design Data

1. Design follows the Rational Method in accordance with Stormwater Drainage Manual 2018 (DSD)
2. Runoff coefficient for paved land is 0.95.
3. Design return period is 50 years.
4. For Manning's equation coefficient n is 0.016.

Check for Hydraulic Capacity of 350mm U-Channel

Catchment	K	Area (A)
UC	1.0	1640.0 m ²

Runoff estimationAverage slope, H Catchment area, A Distance between summit and point under consideration, L

SDM 7.5.2

Time of concentration of natural catchment, t_o Length of drain, L_j Velocity, V_j

SDM 7.5.2

Flow time, t_f Time of concentration, t_c

SDM Table 3

Storm constants for 200-year return period:

SDM 4.3.2

Extreme mean intensity, i_{200yr}

GMS Fig 8.2

SDM 7.5.2

Design flow, Q_1 **350mm u-channel capacity**

Diameter

Cross-sectional area of 350mm U-channel

Gradient

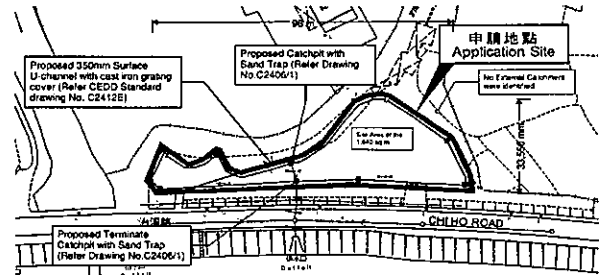
Manning's Eq.

flow velocity

Design Capacity

Reserve capacity

For conservative, all the U-channel along the site boundary shall be 350mm.



$$= 1 / 100m$$

$$= 1640.00 \text{ m}^2$$

$$= 20 \text{ m}$$

$$= 0.14465 \times L / (H^{0.2} \times A^{0.1})$$

$$= 1.38 \text{ min.}$$

$$= 100 \text{ m}$$

$$= 1.636 \text{ m/s}$$

$$= \sum (L_j / V_j)$$

$$= 1.01891127 \text{ min.}$$

$$= t_o + t_f$$

$$= 2.40 \text{ min.}$$

$$a = 451.3$$

$$b = 2.46$$

$$c = 0.337$$

$$= a / (t_d + b)^c$$

$$= 243.509499 \text{ mm/hr}$$

$$< 405.000 \text{ mm/hr}$$

$$= 0.278 i \sum K A$$

$$= 0.105 \text{ m}^3/\text{s}$$

$$= 350 \text{ mm}$$

$$= 0.1094 \text{ m}^2$$

$$= 0.01$$

$$= 1.636 \text{ m/s}$$

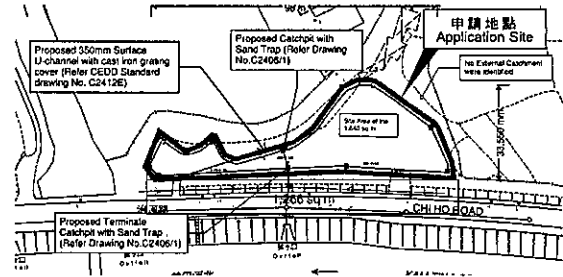
$$= 0.179 \text{ m}^3/\text{s}$$

$$> 0.105 \text{ m}^3/\text{s}$$

$$= 41\% \quad \text{OK}$$

Checking only, Check Downstream 750 mm pipe

Catchment	K	Area (A)
Catchment Area by others	1.00	1266.0 m ²



Runoff estimation

Average slope, H

$$= 1 / 100\text{m}$$

Catchment area, A

$$= 1266.00 \text{ m}^2$$

Distance between summit and point under consideration, L

$$= 20 \text{ m}$$

SDM 7.5.2

Time of concentration of natural catchment, t_o

$$= 0.14465 \times L / (H^{0.2} \times A^{0.1})$$

$$= 1.42 \text{ min.}$$

Length of drain, L_j

$$= 100 \text{ m}$$

Velocity, V_j

$$= 2.719 \text{ m/s}$$

SDM 7.5.2

Flow time, t_f

$$= \sum (L_j / V_j)$$

$$= 0.6130194 \text{ min.}$$

Time of concentration, t_c

$$= t_o + t_f$$

$$= 2.03 \text{ min.}$$

SDM Table 3

Storm constants for 200-year return period:

$$a = 451.3$$

$$b = 2.46$$

$$c = 0.337$$

SDM 4.3.2

Extreme mean intensity, $i_{200\text{yr}}$

$$= a / (t_d + b)^c$$

$$= 248.060142 \text{ mm/hr}$$

SDM Table 28

Extreme mean intensity at the end of 21st century

SDM 7.5.2

Design flow, Q_2

$$= 0.278 i \sum K A$$

$$= 0.087 \text{ m}^3/\text{s}$$

Total Flow, $Q_1 + Q_2$

$$= 0.193$$

750mm pipe capacity

Diameter

$$= 750 \text{ mm}$$

Cross-sectional area of 750mm U-channel

$$= 0.4418 \text{ m}^2$$

Gradient

$$= 0.01$$

Manning's Eq.

flow velocity

$$= 2.719 \text{ m/s}$$

Design Capacity

$$= 1.201 \text{ m}^3/\text{s}$$

$$> 0.193 \text{ m}^3/\text{s}$$

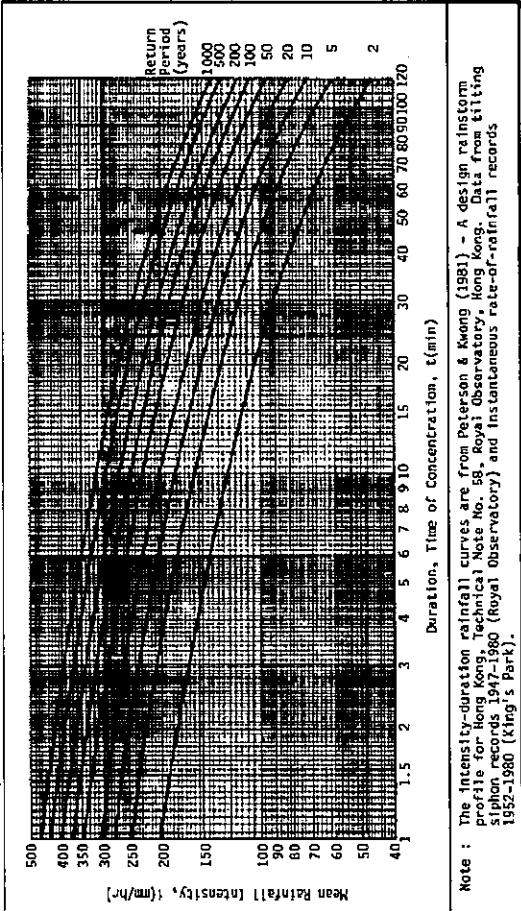
OK

Reserve capacity

$$= 84\%$$

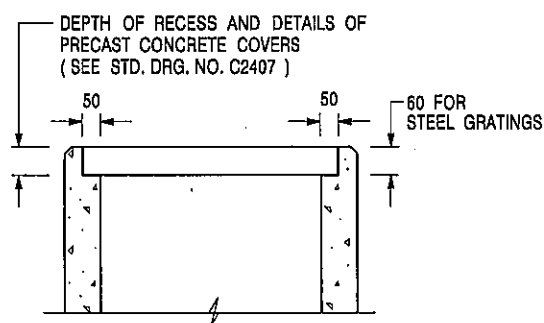
Drainage Design Calculations

Channels / Pipe No.	Catchment No.	Preceding flow	Area (m ²)	Extreme mean intensity, i _{50yr}	Design intensity, i _{200yr}	Run-off, Q (m ³ /s)	Capacity (m ³ /s)	% Reserve capacity
UC	Red line	-	1640	243.51	405	0.1055	0.1789	41%



APPENDIX E

**TYPICAL STANDARD DRAWINGS OF U-CHANNEL AND CATCHPIT
(EXTRACTED FROM CEDD, FOR REFERENCE ONLY)**



ALTERNATIVE TOP SECTION FOR PRECAST CONCRETE COVERS / GRATINGS

NOTES:

1. ALL DIMENSIONS ARE IN MILLIMETRES.
2. ALL CONCRETE SHALL BE GRADE 20 /20.
3. CONCRETE SURFACE FINISH SHALL BE CLASS U2 OR F2 AS APPROPRIATE.
4. FOR DETAILS OF JOINT, REFER TO STD. DRG. NO. C2413.
5. CONCRETE TO BE COLOURED AS SPECIFIED.
6. UNLESS REQUESTED BY THE MAINTENANCE PARTY AND AS DIRECTED BY THE ENGINEER, CATCHPIT WITH TRAP IS NORMALLY NOT PREFERRED DUE TO PONDING PROBLEM.
7. UPON THE REQUEST FROM MAINTENANCE PARTY, DRAIN PIPES AT CATCHPIT BASE CAN BE USED BUT THIS IS FOR CATCHPITS LOCATED AT SLOPE TOE ONLY AND AS DIRECTED BY THE ENGINEER.
8. FOR CATCHPITS CONSTRUCTED ON OR ADJACENT TO A FOOTPATH, STEEL GRATINGS (SEE DETAIL 'A' ON STD. DRG. NO. C2405 /2) OR CONCRETE COVERS (SEE STD. DRG. NO. C2407) SHALL BE PROVIDED AS DIRECTED BY THE ENGINEER.
9. IF INSTRUCTED BY THE ENGINEER, HANDRAILING (SEE DETAIL 'J' ON STD. DRG. NO. C2405 /5; EXCEPT ON THE UPSLOPE SIDE) IN LIEU OF STEEL GRATINGS OR CONCRETE COVERS CAN BE ACCEPTED AS AN ALTERNATIVE SAFETY MEASURE FOR CATCHPITS NOT ON A FOOTPATH NOR ADJACENT TO IT. TOP OF THE HANDRAILING SHALL BE 1 000 mm MIN. MEASURED FROM THE ADJACENT GROUND LEVEL.
10. MINIMUM INTERNAL CATCHPIT WIDTH SHALL BE 1 000 mm FOR CATCHPITS WITH A HEIGHT EXCEEDING 1 000 mm MEASURED FROM THE INVERT LEVEL TO THE ADJACENT GROUND LEVEL. AND, STEP IRONS (SEE DSD STD. DRG. NO. DS1043) AT 300 c/c STAGGERED SHALL BE PROVIDED. THICKNESS OF CATCHPIT WALL FOR INSTALLATION OF STEP IRONS SHALL BE INCREASED TO 150 mm.
11. FOR RETROFITTING AN EXISTING CATCHPIT WITH STEEL GRATING, SEE DETAIL 'G' ON STD. DRG. NO. C2405 /4.
12. SUBJECT TO THE APPROVAL OF THE ENGINEER, OTHER MATERIALS CAN ALSO BE USED AS COVERS / GRATINGS.

A	MINOR AMENDMENT.	Original Signed	04.2016
-	FORMER DRG. NO. C2406J.	Original Signed	03.2015
REF.	REVISION	SIGNATURE	DATE

**CATCHPIT WITH TRAP
(SHEET 2 OF 2)**



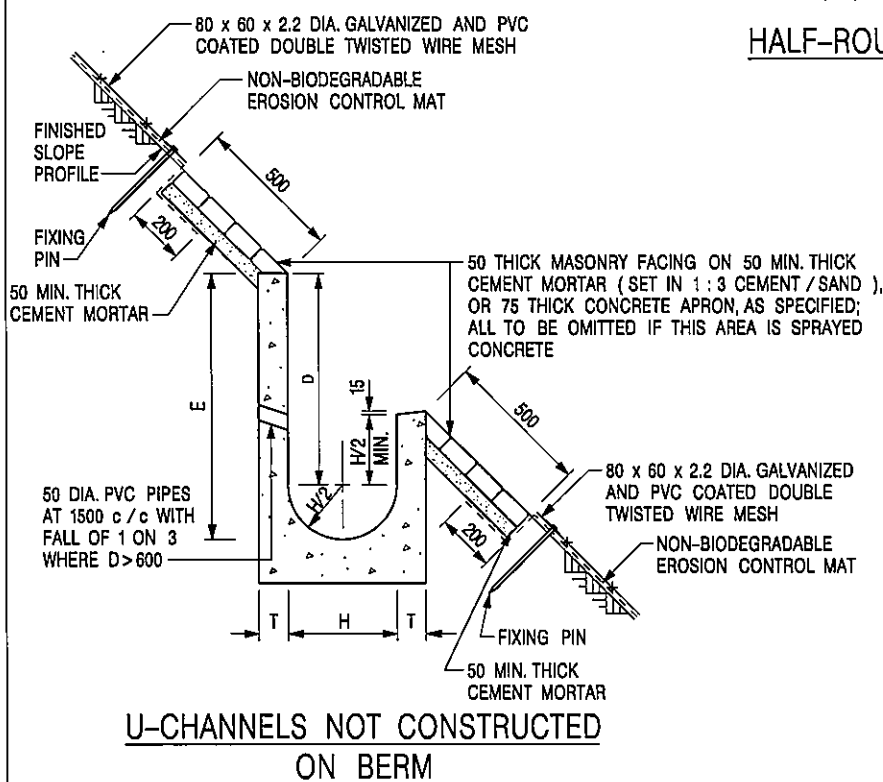
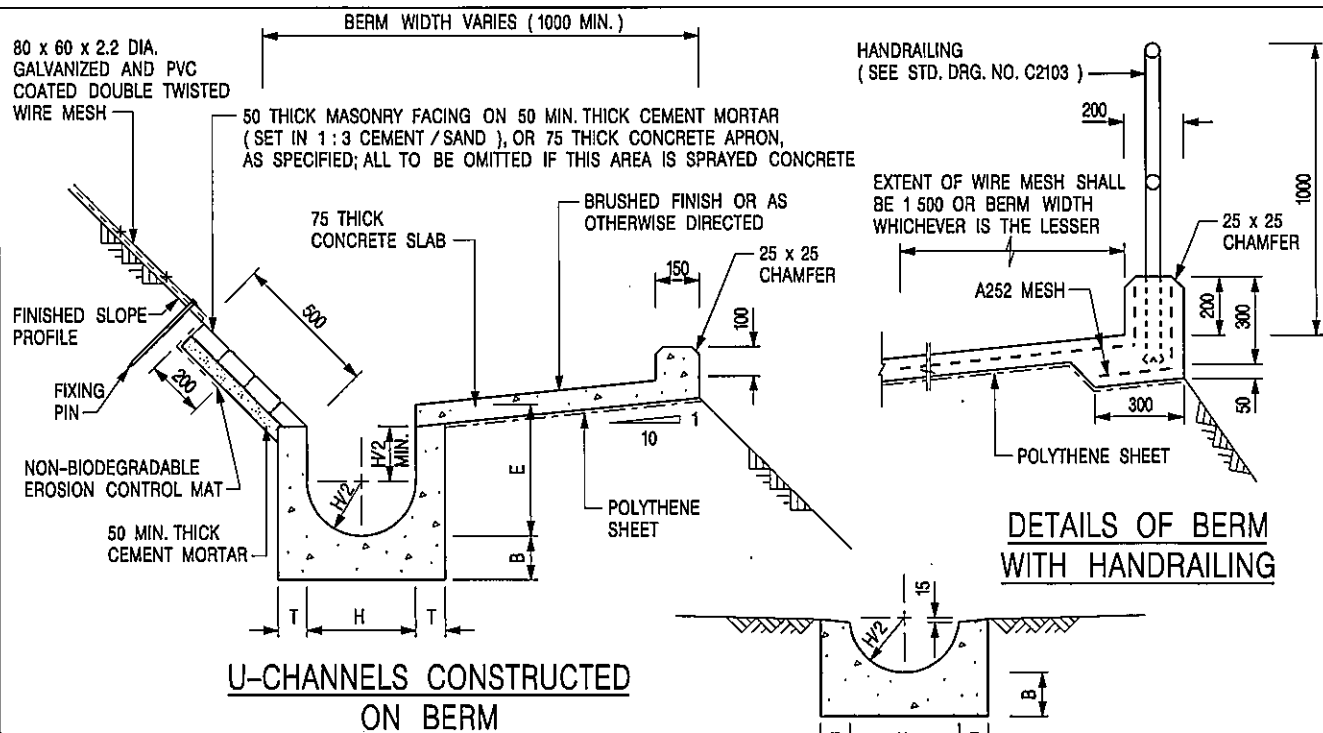
**CIVIL ENGINEERING AND
DEVELOPMENT DEPARTMENT**

SCALE 1 : 20

DRAWING NO.

DATE JAN 1991

C2406 /2A



NOTES:

1. ALL DIMENSIONS ARE IN MILLIMETRES.
2. ALL CONCRETE TO BE GRADE 20 / 20.
3. CONCRETE SURFACE FINISH SHALL BE CLASS U2, F2 OR BRUSHED FINISH AS DIRECTED.
4. SPACING OF EXPANSION JOINT IN CHANNELS, BERM SLABS AND APRONS TO BE 10 METRES MAXIMUM, SEE STD. DRG. NO. C2413 FOR DETAILS.
5. JOINTS FOR CHANNELS, BERM SLABS, APRONS AND WALLS, ETC. TO BE ON THE SAME ALIGNMENT.
6. FOR DIMENSIONS T, H, & B, SEE TABLE BELOW.
7. BIODEGRADABLE EROSION CONTROL MAT IF REQUIRED, SEE STD. DRG. NO. C2511/E.
8. CONCRETE TO BE COLOURED AS SPECIFIED.
9. CONCRETE U-CHANNEL CAN BE CAST IN-SITU OR PRECAST CONCRETE SUBJECT TO THE ENGINEER'S AGREEMENT ON THE DETAILS.
10. DETAILS OF EROSION CONTROL MAT AND WESH MESH ON BERM. (SEE STD DRG. NO. C2511/E)

NOMINAL SIZE H	T	B	REINFORCEMENT
300	80	100	A252 MESH PLACED CENTRALLY AND T=100 WHEN E>650
375 - 600	100	150	
675 - 900	125	175	A252 MESH PLACED CENTRALLY

I	MINOR AMENDMENT.	Original Signed	07.2018
H	THICKNESS OF MASONRY FACING AMENDED.	Original Signed	01.2005
G	MINOR AMENDMENT.	Original Signed	01.2004
F	GENERAL REVISION.	Original Signed	12.2002
E	DRAWING TITLE AMENDED.	Original Signed	11.2001
D	MINOR AMENDMENT.	Original Signed	08.2001
C	150 x 100 UPSTAND ADDED AT BERM.	Original Signed	6.99
B	MINOR AMENDMENTS.	Original Signed	3.94
REF.	REVISION	SIGNATURE	DATE

DETAILS OF HALF-ROUND AND U-CHANNELS (TYPE A - WITH MASONRY APRON)



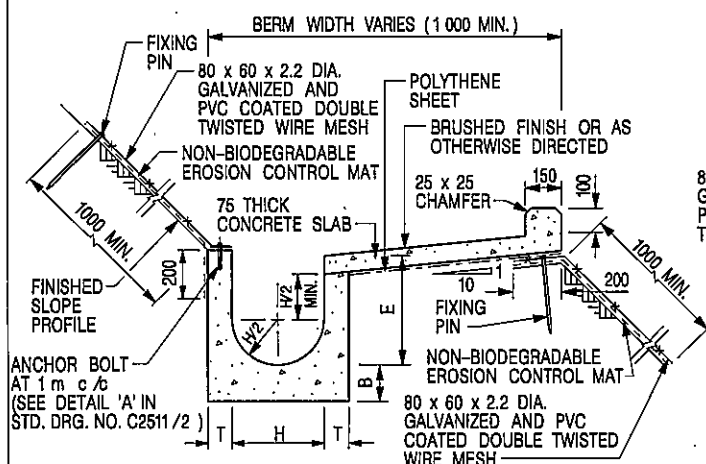
CIVIL ENGINEERING AND DEVELOPMENT DEPARTMENT

SCALE 1 : 25

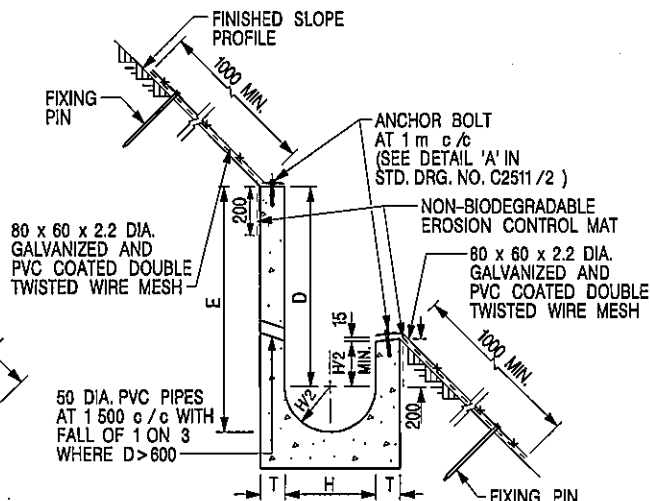
DATE JAN 1991

DRAWING NO.

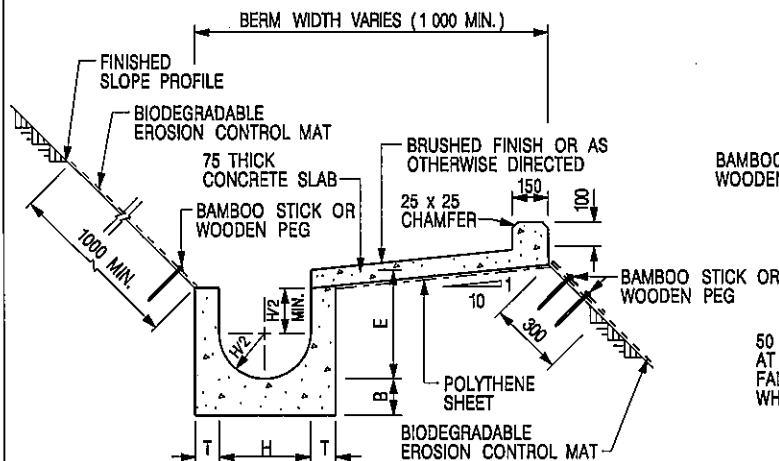
C2409I



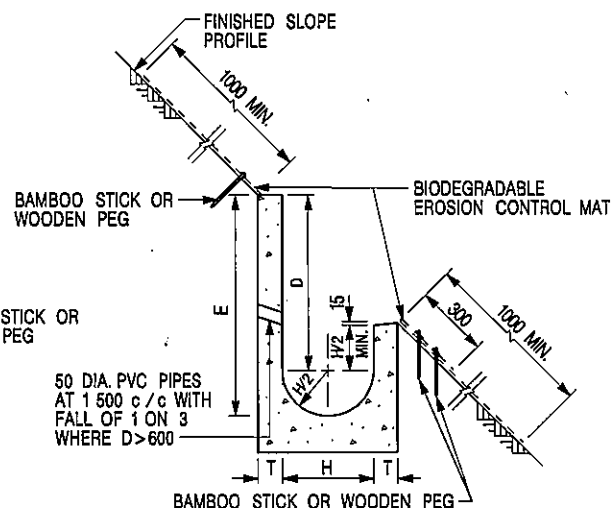
**U-CHANNELS CONSTRUCTED ON BERM
WITH NON-BIODEGRADABLE
EROSION CONTROL MAT**



**U-CHANNELS NOT CONSTRUCTED ON BERM
WITH NON-BIODEGRADABLE
EROSION CONTROL MAT**



**U-CHANNELS CONSTRUCTED ON BERM
WITH BIODEGRADABLE
EROSION CONTROL MAT**



**U-CHANNELS NOT CONSTRUCTED ON BERM
WITH BIODEGRADABLE
EROSION CONTROL MAT**

NOTES:

- ALL DIMENSIONS ARE IN MILLIMETRES.
- ALL CONCRETE TO BE GRADE 20 /20.
- CONCRETE SURFACE FINISH SHALL BE CLASS U2, F2 OR BRUSHED FINISH AS DIRECTED.
- SPACING OF EXPANSION JOINT IN CHANNELS, BERM SLABS AND APRONS TO BE 10 METRES MAXIMUM, SEE STD. DRG. NO. C2413 FOR DETAILS.
- JOINTS FOR CHANNELS, BERM SLABS, APRONS AND WALLS, ETC. TO BE ON THE SAME ALIGNMENT.
- FOR DIMENSIONS T, H, & B, SEE TABLE BELOW.
- FOR TYPICAL FIXING PIN DETAILS, SEE STD. DRG. NO. C2511/2.
- MINIMUM SIZE OF 25 x 50 x 300mm SHALL BE PROVIDED FOR WOODEN PEG.
- MINIMUM SIZE OF 10mm DIAMETER WITH 200mm LONG SHALL BE PROVIDED FOR BAMBOO STICK.
- THE FIXING DETAILS OF NON-BIODEGRADABLE AND BIODEGRADABLE EROSION CONTROL MATS ON EXISTING BERM SHALL REFER TO STD. DRG. NO. C2511/1.

NOMINAL SIZE H	T	B	REINFORCEMENT
300	80	100	A252 MESH PLACED CENTRALLY AND T=100 WHEN E>650
375 - 600	100	150	
675 - 900	125	175	A252 MESH PLACED CENTRALLY

REF.	REVISION	SIGNATURE	DATE
I	MINOR AMENDMENT.	Original Signed	07.2018
H	FIXING DETAILS OF BIODEGRADABLE EROSION CONTROL MAT ADDED.	Original Signed	12.2017
G	DIMENSION TABLE AMENDED.	Original Signed	01.2005
F	MINOR AMENDMENT.	Original Signed	01.2004
E	GENERAL REVISION.	Original Signed	12.2002
D	MINOR AMENDMENT.	Original Signed	08.2001
C	150 x 100 UPSTAND ADDED AT BERM.	Original Signed	6.99
B	MINOR AMENDMENT.	Original Signed	3.94
A	MINOR AMENDMENT.	Original Signed	10.92

**DETAILS OF HALF-ROUND AND
U-CHANNELS (TYPE B - WITH
EROSION CONTROL MAT APRON)**



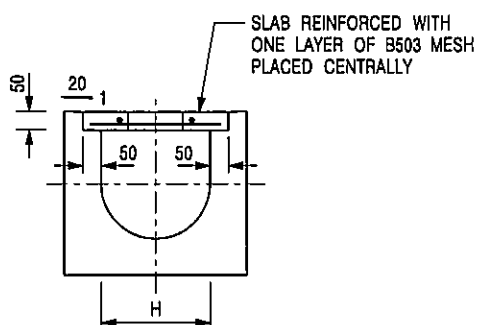
**CIVIL ENGINEERING AND
DEVELOPMENT DEPARTMENT**

SCALE DIAGRAMMATIC

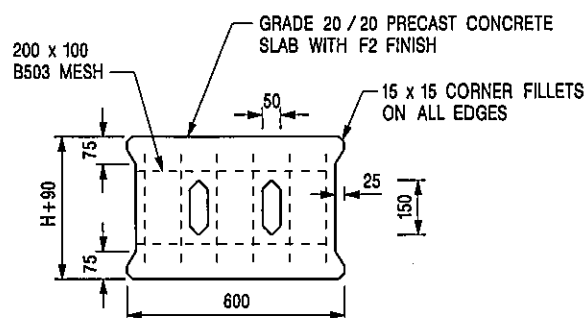
DRAWING NO.

DATE JAN 1991

C2410I



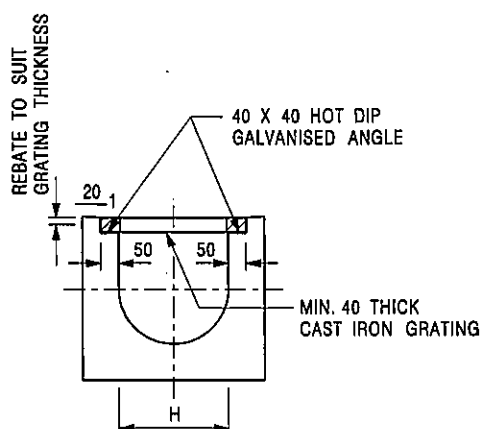
TYPICAL SECTION



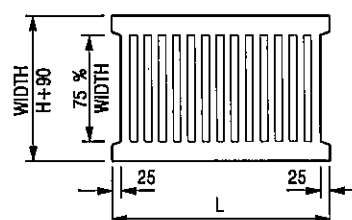
PLAN OF SLAB

U-CHANNELS WITH PRECAST CONCRETE SLABS

(UP TO H OF 525)



TYPICAL SECTION



L = 600mm FOR H ≤ 375mm
L = 400mm FOR H > 375mm

CAST IRON GRATING

(DIMENSIONS ARE FOR GUIDANCE ONLY, CONTRACTOR MAY SUBMIT EQUIVALENT TYPE)

U-CHANNEL WITH CAST IRON GRATING

(UP TO H OF 525)

NOTES:

1. ALL DIMENSIONS ARE IN MILLIMETRES.
2. H = NOMINAL CHANNEL SIZE.
3. ALL CAST IRON FOR GRATINGS SHALL BE GRADE EN-GJL-150 COMPLYING WITH BS EN 1561.
4. FOR COVERED CHANNELS TO BE HANDED OVER TO HIGHWAYS DEPARTMENT FOR MAINTENANCE, THE GRATING DETAILS SHALL FOLLOW THOSE AS SHOWN ON HyD STD. DRG. NO. H3156.

E	NOTES 3 & 4 AMENDED.	Original Signed	12.2014
D	NOTE 4 ADDED.	Original Signed	06.2008
C	MINOR AMENDMENT. NOTE 3 ADDED.	Original Signed	12.2005
B	NAME OF DEPARTMENT AMENDED.	Original Signed	01.2005
A	CAST IRON GRATING AMENDED.	Original Signed	12.2002
REF.	REVISION	SIGNATURE	DATE

**COVER SLAB AND CAST IRON
GRATING FOR CHANNELS**



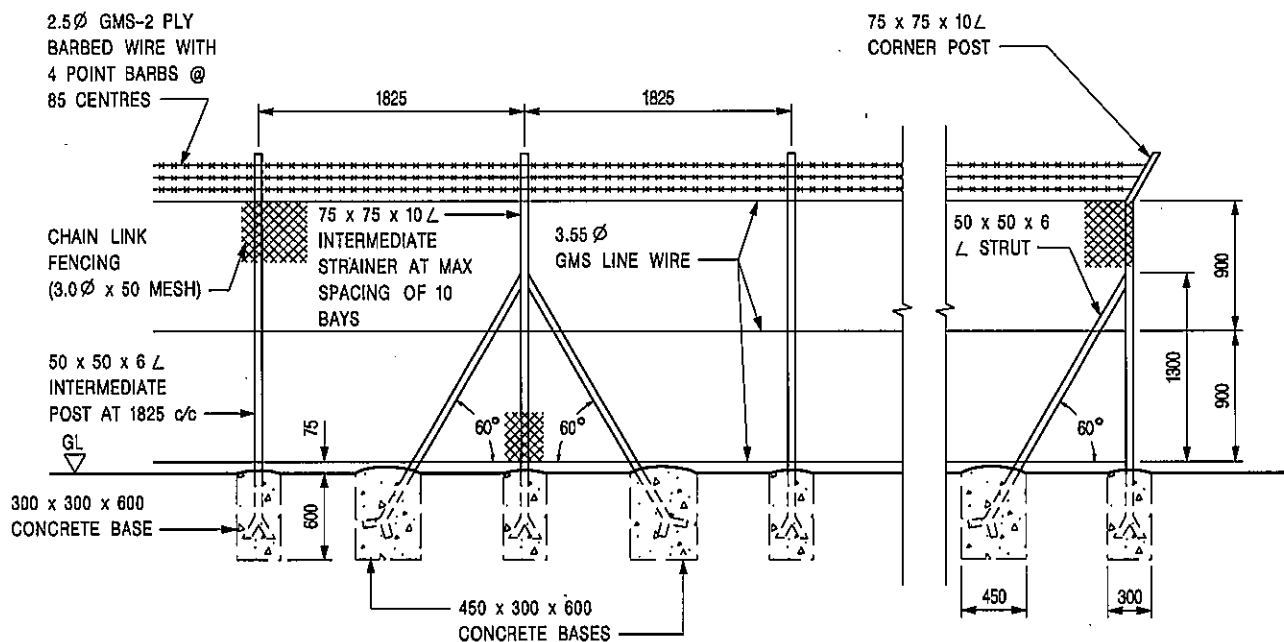
**CIVIL ENGINEERING AND
DEVELOPMENT DEPARTMENT**

SCALE 1 : 20

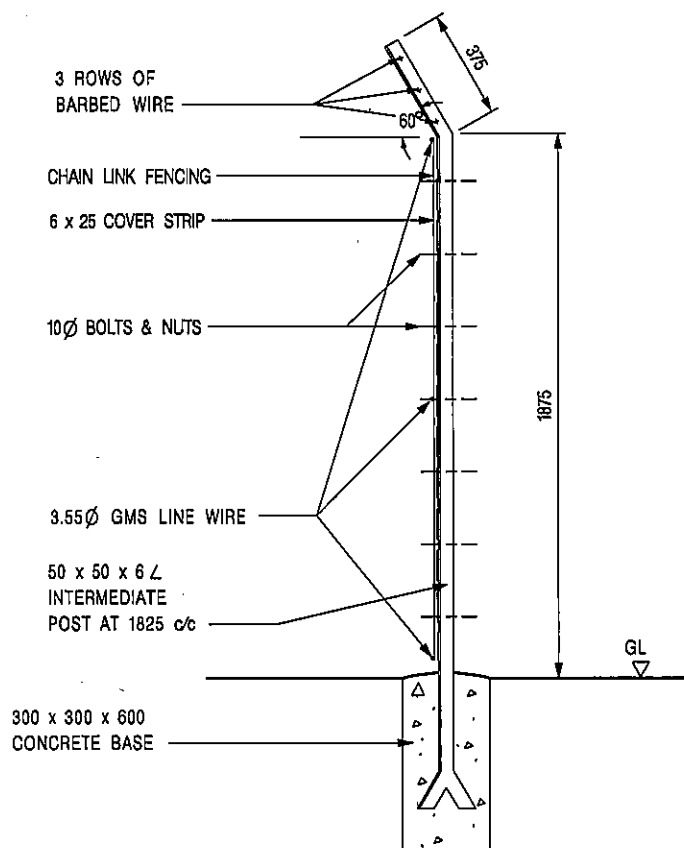
DRAWING NO.

DATE JAN 1991

C2412E



**ELEVATION OF INTERMEDIATE POST
INTERMEDIATE STRAINER & CORNER POST**
(SCALE 1 : 50)



INTERMEDIATE POST
(SCALE 1 : 25)

NOTATION :

GMS - GALVANIZED MILD STEEL

NOTES :

1. ALL DIMENSIONS ARE IN MILLIMETRES.
2. ALL CONCRETE SHALL BE GRADE 20 /20. THE USE OF RECYCLED AGGREGATES SHALL BE CONSIDERED.
3. ALL POSTS AND FENCES SHALL BE HOT DIP GALVANIZED TO BS EN ISO 1461.
4. WELDS SHALL BE WIRE BRUSHED AND PAINTED WITH TWO COATS OF ALUMINIUM MASTIC PAINT.
5. ALL STEELWORK SHALL BE OF GRADE S275 TO BS EN 10025.

C	NOTE 5 AMENDED	Original Signed	09.2018
B	NOTE 3 AMENDED; NOTE 5 ADDED	Original Signed	03.2015
A	NAME OF DEPARTMENT AMENDED	Original Signed	02.2005
REF.	REVISION	SIGNATURE	DATE

CHAIN LINK FENCE



**CIVIL ENGINEERING AND
DEVELOPMENT DEPARTMENT**

SCALE AS SHOWN

DRAWING NO.

DATE JAN 1991

C1006C

APPENDIX F
RESPONSE TO COMMENTS

Response to Comments on Temporary Drainage Proposal (Issue 1)

1. Comments from DSD/YL	2
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1. Comments from DSD/YL

No.	Comments	Response
A.	Please provide calculation to justify the dimensions of the proposed u-channel.	Noted. Please refer to the Appendix D.
B.	Consideration should be given to provide catchpit at the turning points of the u-channel	Please refer to the Appendix C. Additional catchpit with Sand Trap would be provided at the turning points.
C.	The invert levels of the proposed catchpits should be shown on the drainage plan for reference.	The invert levels of the proposed catchpits are shown on the drainage plan. Please refer to the Appendix C.
D.	The proposal should indicate how the runoff (the flow direction) within the site (particularly the eastern side) would be discharged to the proposed u-channel.	Noted. Please refer to the Appendix C.
E.	The existing drainage facilities, to which the stormwater of the development from the subject site would discharge, should be indicated on plan. The relevant connection details should be provided for comment.	Please refer to the Appendix C.
F.	The applicant should check and ensure the hydraulic capacity of the existing drainage facilities would not be adversely affected by the captioned development.	Noted. Please refer to the Appendix D.
G.	The location and details of the proposed hoarding/peripheral wall should be shown on the proposed drainage plan.	The location of the hoarding (Chain Link Fence) is indicated in the Appendix C. For the details of the proposed hoarding wall, please refer to the Appendix E.
H.	Cross sections showing the existing and proposed ground levels of the captioned site with respect to the adjacent areas should be given.	Cross section showing the existing and proposed ground levels of the captioned site is provided in Appendix C.
I.	Standard details should be provided to indicate the sectional details of the proposed u-channel, sand trap and catchpit.	Please refer to the revised Appendix E.
J.	The applicant should consult DLO/YL and seek consent from the relevant owners for any drainage works to be carried out outside his lot boundary before commencement of the drainage works.	Noted.
K.	The applicant should submit form HBP1 to this Division for application of technical audit for any proposed connection to DSD's drainage facilities.	Note with thanks. Separate submission of form HBP1 would be provided to DSD in the construction stage.

Similar Applications within the same “AGR” Zone in the Vicinity of the Site

Approved Applications

	<u>Application No.</u>	<u>Use(s) / Development(s)</u>	<u>Date of Consideration</u>
1	A/YL-KTN/609	Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 3 Years	3.8.2018 [revoked on 3.2.2019]
2	A/YL-KTN/610	Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 3 Years	3.8.2018 [revoked on 3.2.2020]
3	A/YL-KTN/620	Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 3 Years	7.9.2018 [revoked on 7.2.2021]
4	A/YL-KTN/615	Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 3 Years	16.11.2018 [revoked on 16.4.2021]
5	A/YL-KTN/636	Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 3 Years	21.12.2018 [revoked on 21.5.2021]
6	A/YL-KTN/626	Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 3 Years	18.1.2019 [revoked on 18.6.2021]
7	A/YL-KTN/630	Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 3 Years	18.1.2019 [revoked on 18.6.2021]
8	A/YL-KTN/665	Temporary Place of Recreation, Sports or Culture (Hobby Farm and Caravan Holiday Camp) for a Period of 5 Years	5.7.2019 [revoked on 5.12.2021]
9	A/YL-KTN/649	Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 5 Years	16.8.2019
10	A/YL-KTN/670	Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 5 Years	16.8.2019 [revoked on 16.8.2021]
11	A/YL-KTN/660	Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 3 Years	4.10.2019 [revoked on 4.9.2021]
12	A/YL-KTN/666	Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 3 Years	4.10.2019 [revoked on 4.11.2021]
13	A/YL-KTN/690	Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 3 Years	17.1.2020 [revoked on 17.7.2021]
14	A/YL-KTN/691	Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 3 Years and Filling of Land	17.1.2020 [revoked on 17.1.2021]
15	A/YL-KTN/697	Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 3 Years	24.4.2020 [revoked on 24.7.2022]
16	A/YL-KTN/693	Temporary Place of Recreation, Sports or Culture (Hobby Farm and Caravan Holiday Camp) for a Period of 3 Years and Filling of Land	15.5.2020 [revoked on 15.6.2022]
17	A/YL-KTN/705	Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 3 Years	15.5.2020 [revoked on 15.11.2021]
18	A/YL-KTN/726	Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 3 Years and Filling of Land	6.11.2020
19	A/YL-KTN/745	Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 5 Years and Land Filling	5.2.2021 [revoked on 5.2.2022]
20	A/YL-KTN/758	Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 3 Years	30.4.2021

	<u>Application No.</u>	<u>Use(s) / Development(s)</u>	<u>Date of Consideration</u>
21	A/YL-KTN/766	Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 3 Years	11.6.2021 [revoked on 11.9.2022]
22	A/YL-KTN/772	Temporary Place of Recreation, Sports or Culture (Hobby Farm and Caravan Holiday Camp) with Ancillary Canteen for a Period of 3 Years and Filling of Land	9.7.2021 [revoked on 9.7.2022]
23	A/YL-KTN/782	Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 3 Years and Filling of Land	10.9.2021
24	A/YL-KTN/802	Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 5 Years and Filling of Land	6.5.2022
25	A/YL-KTN/806	Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 5 Years and Filling of Land	20.5.2022
26	A/YL-KTN/844	Temporary Holiday Camp, Place of Recreation, Sports or Culture (Hobby Farm and Prawning Ground) and Barbecue Site with Ancillary Facilities for a Period of Years and Filling of Land	12.8.2022
27	A/YL-KTN/826	Temporary Holiday Camp, Place of Recreation, Sports or Culture (Hobby Farm and Prawning Ground) and Barbecue Site with Ancillary Facilities for a Period of Years and Filling of Land	9.9.2022
28	A/YL-KTN/838	Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) and Holiday Camp with Ancillary Facilities for a Period of 3 Years and Filling of Land	11.11.2022
29	A/YL-KTN/853	Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a Period of 5 Years and Filling of Land	13.1.2023

Government Departments' General Comments

1. Land Administration

Comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD):

- no objection to the application.

2. Traffic

Comments of the Commissioner for Transport (C for T):

- having reviewed the FI submitted (**Appendix Ia**), he has no further comment on the application from traffic engineering perspective; and
- an approval condition on no vehicle is allowed to queue back to or reverse onto / from public road at any time during the planning approval period is required.

Comments of the Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW, HyD):

- no objection to the application.

3. Environment

Comments of the Director of Environmental Protection (DEP):

- there is no environmental complaint concerning the Site received by DEP in the past three years; and
- he has no objection to the application.

4. Landscape

Comments of the Chief Town Planner/Urban Design and Landscape, Planning Department (CTP/UD&L, PlanD):

- he has no objection to the application from landscape planning perspective;
- based on aerial photo, the Site is situated in an area of rural inland plains landscape character comprising of vacant lands, farmlands, temporary structures, village houses, scattered tree groups and Kam Tin River at the south of the Site. The proposed use is not incompatible with the surrounding landscape setting; and

- according to site photos taken, the Site is fenced off, vacant, partly paved with some temporary structures. No significant landscape resources is observed within the Site. Significant adverse impact on landscape resources arising from the proposed use is not anticipated.

5. Drainage

Comments of the Chief Engineer/Mainland North, Drainage Services Department (CE/MN, DSD):

- he has no objection in-principle to the development from the public drainage point of view; and
- should the application be approved, approval conditions requiring submission, implementation and maintenance of a revised drainage proposal for the proposed development to his satisfaction or of the Board should be included in the planning approval.

6. Agriculture and Nature Conservation

Comments of the Director of Agriculture, Fisheries and Conservation (DAFC):

- the Site falls within the “AGR” zone and is vacant. On the understanding that agricultural activities will be involved in the Site, he has no strong view against the application from agricultural perspective;
- the Site should be reinstated upon expiry of the planning permission; and
- he has no comment on the planning application from nature conservation perspective.

7. Fire Safety

Comments of the Director of Fire Services (D of FS):

- he has no objection in-principle to the proposal subject to FSIs being provided to his satisfaction;
- the FSIs proposal submitted in FI (**Appendix Ia**) is considered acceptable.

8. Building Matters

Comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD):

- before any new building works are to be carried out on the Site, prior approval and consent of the BA should be obtained, otherwise they are unauthorized building works (UBW). An Authorized Person should be appointed as the co-ordinator for the proposed building works in accordance with the Buildings Ordinance (BO);
- his detailed comments on UBW, provision of access, excavation works, enforcement action, temporary or licensed structures and exemption of GFA are at **Appendix IV**; and
- detailed checking under BO will be carried out at building plan submission stage.

9. District Office's Comments

Comments of the District Officer (Yuen Long), Home Affairs Department (DO(YL), HAD):

- he has not received any comments from the locals upon close of consultation and has no particular comments on the application.

10. Other Departments

- the Project Manager (West), Civil Engineering and Development Department; Chief Engineer/Construction, Water Supplies Department; Director of Electrical and Mechanical Services; and Commissioner of Police have no adverse comment on/ no objection to the application.

Recommended Advisory Clauses

- (a) prior planning permission should have been obtained before commencing the applied use at the Site;
- (b) the permission is given to the development/uses and structures under application. It does not condone any other development/uses and structures which currently occur on the Site but not covered by the application. Immediate action should be taken to discontinue such development/uses and remove such structures not covered by the permission;
- (c) to note the comments of the District Lands Officer/Yuen Long, Lands Department (DLO/YL, LandsD) that:
 - the Site comprises an Old Schedule Agricultural Lot held under the Block Government Lease which contains the restriction that no structures are allowed to be erected without the prior approval of the Government; and
 - should planning approval be given to the subject planning application, the lot owner(s) will need to apply to his office to permit the structure(s) to be erected or regularize any irregularities on the private lot, if any. Besides, given the proposed use is temporary in nature, only application for regularization or erection of temporary structure(s) will be considered. Applications for any of the above will be considered by LandsD acting in the capacity as the landlord or lessor at its sole discretion and there is no guarantee that such application(s) will be approved. If such application(s) is approved, it will be subject to such terms and conditions, including among others the payment of rent or fee, as may be imposed by the LandsD;
- (d) to note the comments of the Commissioner for Transport (C for T) that:
 - the Site is connected to the public road network via a section of a local access road which is not managed by Transport Department. The land status of the local access road should be checked with the Lands Department. Moreover, the management and maintenance responsibilities of the local access road should be clarified with the relevant lands and maintenance authorities accordingly;
- (e) to note the comments of the Chief Highway Engineer/New Territories West, Highways Department (CHE/NTW, HyD) that:
 - the applicant should ensure that the run-in/out on Chi Ho Road is constructed in accordance with the latest version of HyD Standard Drawings No. H1113 and

H1114, or H5133, H5134 and H5135, whichever set if appropriate to match with the existing adjacent pavement; and

- adequate drainage measures should be provided to prevent surface water running from the Site to the nearby public roads/ drains;
- (f) to note the comments of the Director of Agriculture, Fisheries and Conservation (DAFC) that:
- the applicant should avoid polluting or disturbing the adjacent watercourse during operation (**Plan A-2**);
- (g) to note the comments of the Director of Environmental Protection (DEP) that:
- the applicant is advised (i) to follow the relevant mitigation measures and requirements in the revised “Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites” to minimize any potential environmental nuisance; (ii) to avoid the use of public announcement system or any form of audio amplification system on the Site at any time; (iii) to provide adequate supporting infrastructure / facilities for proper collection, treatment and disposal of waste / wastewater generated from the proposed use and avoid polluting the adjacent watercourse. If septic tank and soakaway system will be used in the case of unavailability of public sewer, its design and construction shall follow the requirements of EPD’s Practice Note for Professional Person (ProPECC) PN 5/93 “Drainage Plans subject to Comment by the Environmental Protection Department” including percolation test and certification by Authorized Person; and (iv) to meet the statutory requirements under relevant pollution control ordinances;
- (h) to note the comments of the Chief Building Surveyor/New Territories West, Buildings Department (CBS/NTW, BD) that:
- the Site shall be provided with means of obtaining access thereto from a street and emergency vehicular access in accordance with Regulations 5 and 41D of the Building (Planning) Regulations (B(P)R) respectively. If the Site does not abut on a specified street of not less than 4.5m wide and its permitted development intensity shall be determined under Regulation 19(3) of the B(P)R at the building plan submission stage. Before any new building works (including containers/open sheds as temporary buildings, demolition and land filling, etc.) are to be carried out on the Site, prior approval and consent of the Building Authority (BA) should be obtained, otherwise they are unauthorized building works (UBW). An Authorized Person (AP) should be appointed as the co-ordinator for the proposed building works in accordance with the Buildings Ordinance (BO). For UBW erected on leased land, enforcement action may be taken by the BD to effect their removal in accordance with BD's enforcement policy against UBW as and when necessary. The granting of any planning approval should not be construed as an acceptance of any existing building

works or UBW on the Site under the BO. Any temporary shelters or converted containers for office, storage, washroom or other uses are considered as temporary buildings are subject to the control of Part VII of the B(P)R. Detailed checking under the BO will be carried out at building plan submission stage; and

- (i) to note the comments of the Director of Fire Services (D of FS) that:
- the installation /maintenance/ modification/ repair work of fire service installation (FSI) shall be undertaken by an Registered Fire Service Installation Contractor (RFSIC). The RFSIC shall after completion of the installation/maintenance/ modification/ repair work issue to the person on whose instruction the work was undertaken a certificate (FS 251) and forward a copy of the certificate to the D of FS.

☐ Urgent ☐ Return Receipt Requested ☐ Sign ☐ Encrypt ☐ Mark Subject Restricted ☐ Expand personal&publi



Comments on the Section 16 Application No. A/YL-KTN/857

05/09/2022 17:37

From: "Kristy CHOW" <kristy@cahk.org.hk>
To: <tpbpd@pland.gov.hk>
Cc: "Roy Ng" <roy@cahk.org.hk>
File Ref:

1 attachment



TPB20220905(KTN857).pdf

Dear Sir/Madam,

Attached please find our submission on the captioned.

Yours faithfully,
Chow Oi Chuen (Ms.)
Campaign Officer
The Conservancy Association

T: 2728 6781
D: 2272 0307
F: 2728 5538

Registered Name 註冊名稱 : The Conservancy Association 長春社
(Incorporated in Hong Kong with limited liability by guarantee 於香港註冊成立的擔保有限公司)

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長春社

Since 1968

The Conservancy Association

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電話 Tel.: (852) 2728 6781 傳真 Fax.: (852) 2728 5538

Add.: Units 1305-6, 13/F, Tower 1, Magnet Place, 77-81 Container Port Road,

電子郵件 E-mail: cahk@cahk.org.hk

Kwai Chung, New Territories, H.K.

網址 Website: www.cahk.org.hk

5th September 2022

Town Planning Board
15/F North Point Government Offices
333 Java Road
North Point
Hong Kong

By e-mail: tpbpd@pland.gov.hk

Dear Sir/Madam,

Comments on the Section 16 Application No. A/YL-KTN/857

The Conservancy Association (CA) OBJECTS to the captioned application.

1. Not in line with the planning intention of Agriculture (AGR) zone

According to the approved Kam Tin North Outline Zoning Plan (OZP) No. S/YL-KTN/9, the planning intention of agriculture zone *“is intended primarily to retain and safeguard good quality agricultural land/farm/fish ponds for agricultural purposes. It is also intended to retain fallow arable land with good potential for rehabilitation for cultivation and other agricultural purposes”*. From the application, however, we cannot see any details to justify that the plan would fulfill the above planning intention.

2. Undesirable precedent of “destroy first, build later”

This site has been subject to land formation and vegetation clearance (Figure 1-7) since January 2014. It is suspected that this is a case of “destroy first, build later”. It is suspected that this is a case of “destroy first, build later”.

Planning Department and members of Town Planning Board (TPB) should alert that TPB has announced approaches to deter “destroy first, build later” activities in 2011. It stated that “the Board is determined to conserve the rural and natural environment and will not tolerate any deliberate action to destroy the rural and natural environment in the hope that the Board would give sympathetic consideration to subsequent development



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網址 Website: www.cahk.org.hk

on the site concerned”¹. Therefore, this application should not be given any sympathetic consideration, or it will set an undesirable precedent for similar cases in future.

Yours faithfully,
Chow Oi Chuen
Campaign Officer
The Conservancy Association

¹ TPB Press Release. Available at: <http://www.info.gov.hk/gia/general/201107/04/P201107040255.htm>

Figure 1-7 According to aerial photos (Source: Google Earth), this site (marked in red) has been subject to land formation and vegetation clearance. It is suspected that this is a case of “destroy first, build later”





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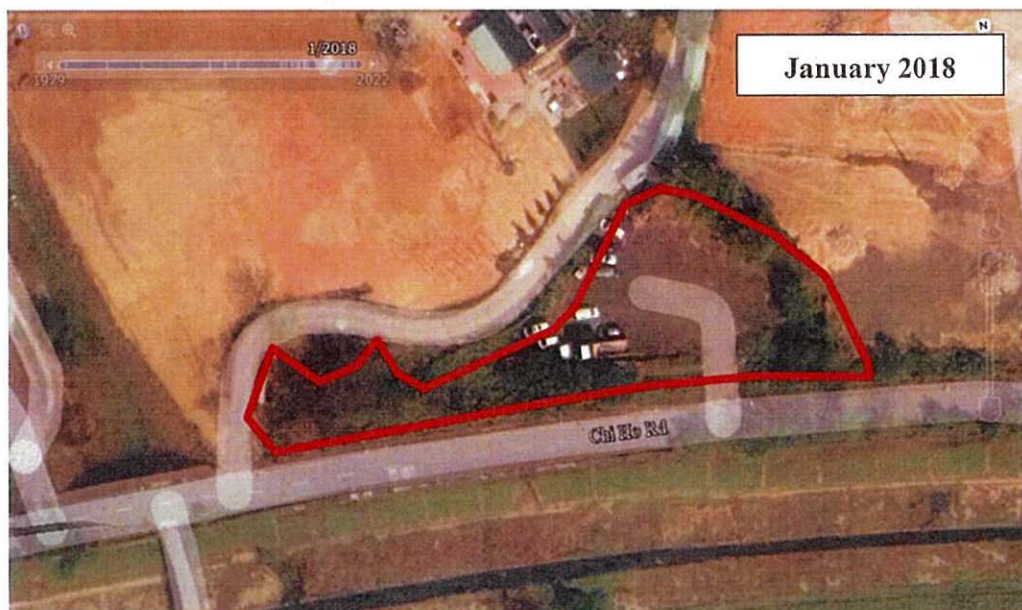


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網址 Website: www.cahk.org.hk



January 2018



December 2019



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The Conservancy Association

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Add.: Units 1305-6, 13/F, Tower 1, Magnet Place, 77-81 Container Port Road, Kwai Chung, New Territories, H.K. 電子郵件 E-mail: cahk@cahk.org.hk
網址 Website: www.cahk.org.hk



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KFBG's comments on two planning applications

06/09/2022 16:52

From: EAP KFBG <eap@kfbg.org>
To: "tpbpd@pland.gov.hk" <tpbpd@pland.gov.hk>
File Ref:

2 attachments

PDF



PDF



220906 s16 KTN 857.pdf 220906 s16 PN 68.pdf

Dear Sir/ Madam,

Attached please see our comments regarding two applications. There are two pdf files attached to this email. If you cannot see/ download/ open these files, please notify us through email.

Thank You and Best Regards,

Ecological Advisory Programme
Kadoorie Farm and Botanic Garden

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嘉道理農場暨植物園公司
Kadoorie Farm & Botanic Garden Corporation

The Secretary,
Town Planning Board,
15/F, North Point Government Offices,
333, Java Road, North Point,
Hong Kong.
(Email: tpbpd@pland.gov.hk)

6th September 2022.

By email only

Dear Sir/ Madam,

**Proposed Temporary Place of Recreation, Sports or Culture (Hobby Farm) for a
Period of 3 Years
(A/YL-KTN/857)**

1. We refer to the captioned.
2. A recent on-site photo showing the site and its surroundings is attached in **Figure 1**. We urge the Board to seriously investigate the site status with relevant authority before making a decision on this application.
3. Thank you for your attention.

Ecological Advisory Programme
Kadoorie Farm and Botanic Garden

Figure 1. On-site photo showing the site (approximately indicated by the arrow) and its surroundings.



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A/YL-KTN/857 DD 109 Kong A IENG

06/09/2022 03:51

From:

To:

File Ref:

[REDACTED]
tpbpd <tpbpd@pland.gov.hk>

A/YL-KTN/857

Lot 1170 RP in D.D. 109, Kong a Leng, Kam Tin

Site area: About 1,640sq.m

Zoning "Agriculture"

Applied use : Hobby Farm / 1 Vehicle Parking

Dear TPB Members,

Objections, this is an existing farm area and the proposed development would reduce the land under cultivation by almost 50%, see plan.

Are there no PATRIOTS left in NT? President Xi has stated that arable land must be used to cultivate food so that China – wakey wakey, yes Hong Kong is part of it – can be self-sufficient with regard to the production of food.

The site is beside the stalled 826 application for a holiday camp.

Members should inquire if there is a relationship between the applicants.

Mary Mulvihill

